

# TO LET - INDUSTRIAL/ WAREHOUSE DISTRIBUTION UNIT

UNDER REFURBISHMENT



**TIR LLYWD INDUSTRIAL ESTATE, KINMEL BAY, NORTH WALES, LL18 5JZ**

**30,362 sq ft / 2,821 m<sup>2</sup>**

- Eaves height of 8.0 metres
- Perimeter fence and entrance gate.
- 4 level access loading doors
- Ground and first floor offices
- Expansion land

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## LOCATION

Tir Llwyd Industrial Estate is an established industrial location in Kinmel Bay, North Wales. The coastal town is located close to well known Rhyl and well connected by Road with Junction 25(Bodelwyddan) of the A55 Dual Carriageway located within 2.5 miles providing access to other North Wales conurbation and Chester/NW and beyond.

## FLOOR AREAS

Description	Size (sq ft)	Size (sq.m)
TOTAL	30,362	2,821

## ACCOMODATION

The property comprises a modern, well specified industrial unit constructed approximately 2014. The unit provides the following basic specification:-

- Steel portal frame construction
- 8.0 metre eaves height
- 4 level loading doors
- Fitted ground and first floor offices
- Secure self contained yard area
- Overflow yard area to rear of property



## TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

## VIEWINGS

For further information please contact the joint agents:

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