



## Parc Menter Ynys Môn, Amlwch Industrial Estate, Amlwch, LL68 9BX

A total of 10 units ranging in size from 955 sq ft to 21,000 sq ft ready for occupation Q2 2024

Tenure	To Let
Available Size	955 to 21,130 sq ft / 88.72 to 1,963.04 sq m
Rent	£557 - £5,283 per month
Service Charge	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > Suitable for a variety of uses (subject to planning)
- > 4m minimum eaves height
- > Front car park with approximately 30 car parking spaces

## Description

A self-contained industrial and warehouse facility of steel post and truss construction with profile metal sheet cladding to the elevations and roof with an eaves height of 4m.

An extension to the North East of the building provides a bay of steel portal frame construction with an eaves height of 8.5m. Servicing is via roller shutter loading doors to the gable elevations access via dedicated concrete service yard areas.

A single storey office benefitting from UPVC double glazed windows and LED lighting. The property will be refurbished to a Grade A specification and split to provide a range of units for Industrial, Warehouse and Office Occupiers. Sizes range from 955 sq ft to 21,130 sq ft.

Externally, there is a large car park to the front of the office area with a capacity for approximately 30 vehicles. To the front of the property, there is also a large field that is accessed separately and fenced off from the rest of the property.

The property benefits from mains services including three phase electricity, gas, water, and drainage.

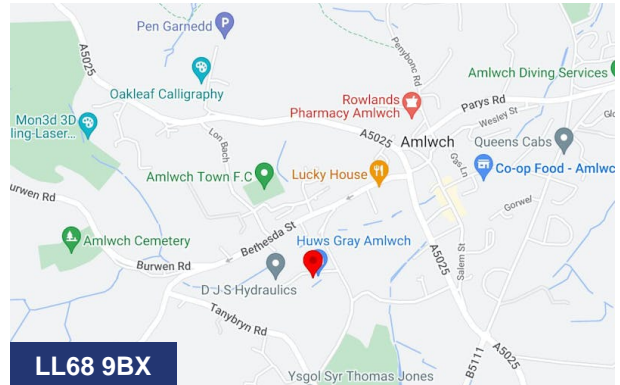
## Location

Amlwch Industrial Estate is located in Amlwch, a small town on the north coast of the Isle of Anglesey. The town is located approximately 18 miles north of Menai Bridge, which connects mainland Wales to the Isle of Anglesey. The property is approximately 13 miles to the north of Llangefni and within 15 miles of the A55.

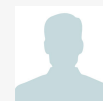
## Accommodation

The accommodation comprises of the following

Name	sq ft	Rent
Unit - 1	3,760	£1,566 /month
Unit - 2	2,090	£870 /month
Unit - 3	3,590	£1,496 /month
Unit - 4	1,275	£638 /month
Unit - 5	955	£557 /month
Unit - 6	21,130	£5,283 /month
Unit - 7	6,045	£2,267 /month
Unit - 8	1,685	£843 /month
Unit - 9	1,360	£680 /month
Unit - 10	9,300	£3,488 /month
1st - Office	4,919	-



## Viewing & Further Information



Constantine Thanopoulos  
0161 220 1999 | 07718884764

[constantine.thanopoulos@hurstwoodholdings.com](mailto:constantine.thanopoulos@hurstwoodholdings.com)

