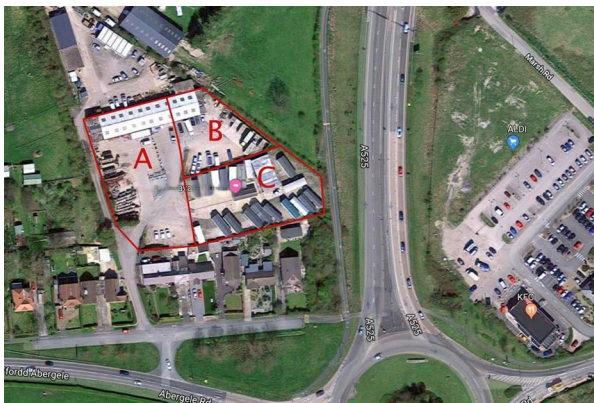


# williams **lettings**



## **Industrial Units and Land Abergele Road, Rhuddlan, Denbighshire, LL18 5UE**

**£45,000 Per Annum**



**EPC - null**

**Council Tax Band -  
Annum**

**Deposit - £45,000 Per**

# Abergele Road, Rhuddlan

## 0 Bedrooms - Industrial Unit

A Large and secure area of commercial use land, light industrial units and office space conveniently located at the end of the A525 Rhuddlan to St Asaph dual carriageway connecting with the A55 at Junction 27 some 2.3 miles away (4 minutes by road). The land and buildings are available on new lease either as a whole or in part. The land is divided into three sections and lends itself to a variety of different uses. Located just off the main roundabout adjacent to KFC, Aldi, Premier Inn and Table Table, the convenient location makes for easy access to all of North Wales and beyond

### Pricing and Availability

The premises are available immediately, with vacant possession, on a new lease the terms of which are to be negotiated.

Section A - £40,000 rental per annum

Section B - £22,500 rental per annum GONE/LET

Section C - £17,500 rental per annum - GONE /LET

As a whole or double sections - rental and terms by negotiation

### Section A as indicated on map

This section consists of a large forecourt parking area, Warehouse, four offices, Kitchen facilities and separate toilet facilities.

### Warehouse

120'6" x 39'11"

With ample power sockets, lighting, toilet, further raised floor space accessed via the stairs, roller door access for vehicles and personnel door into the entrance hall.

### Inner Hall

Having smoke alarm, stairs to the first floor offices and access to the ground floor offices.

### Ground Floor Office One

12'8" x 14'8"

With power points, telephone point, electric storage heater and two windows to the side and rear of the property.

### Ground Floor Office Two

21'4" x 17'2"

With electric storage heaters.

### Office One

10'9" max x 9'3"

With power points, electrical storage heaters, lightings telephone point and window to the front of the building.

### Office Two

13'4" x 13'3"

With power points, telephone point, electric storage heaters.

### Kitchen

13'4" max x 9'8"

With stainless steel single drainer sink, power sockets and window to the rear of the building.

### Toilet

With a toilet, wash hand basin and double glazed window.

### Section B

Section B consists of a good sized enclosed forecourt, large warehouse on two levels, with various rooms off, toilet and kitchen facilities.

### Warehouse

31'11" x 39'5"

With power and lighting, stairs to the raised room and access to the further offices.

### Room One

19'6" x 10'7"

With power and light.

### Room Two

9'11" x 15'5"

With electric storage heaters, power points, window to the side and additional store room.

### Toilet.

With toilet and wash hand basin.

### Kitchen

With stainless steel single drainer sink, worktop surfaces and units beneath.

### Store

10'9" x 18'1"

### Room Three

15'8" x 12'0"

With power points and window.

### Room Four

11'9" x 9'2"

With power and light.

### Reception area

11'10" x 13'1"

With power points, electric storage heaters and double glazed french door access onto the forecourt to the front.

### Section C

Fully enclosed secure yard with double gated access and power.


### Directions

The warehouses are located at the old waterworks just off Abergele Road, if you come off the round about at Rhuddlan retail park take the third exit onto Abergele Road taking the first right where the houses are set back follow the road through keeping to the right and you will see the warehouse ahead of you.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.