

williams **lettings**



**Unit 1 or 2, 109 Marsh Road, Rhyl, LL18
2AB**

£175 Per Week

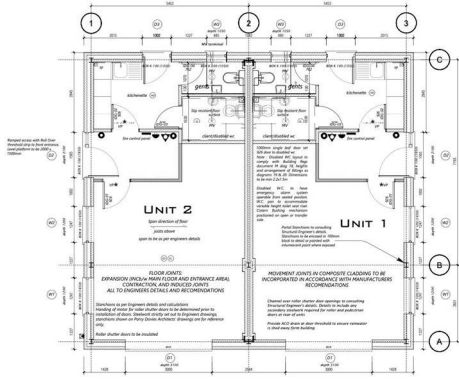


EPC - 0 Council Tax Band - Deposit - £175 Per Week

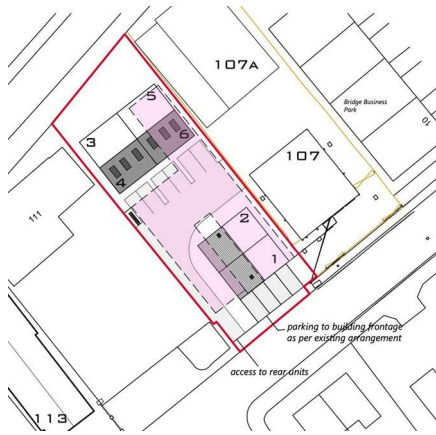
Marsh Road, Rhyl

0 Bedrooms - Industrial Unit

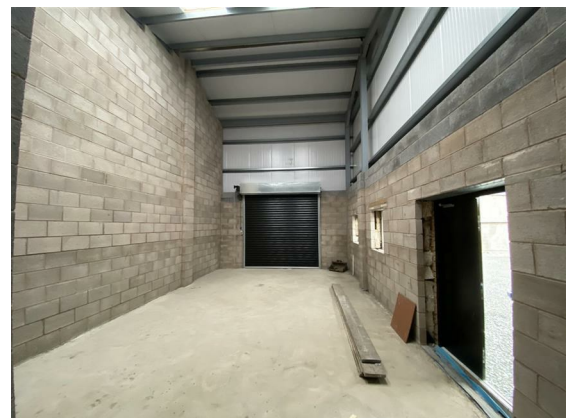
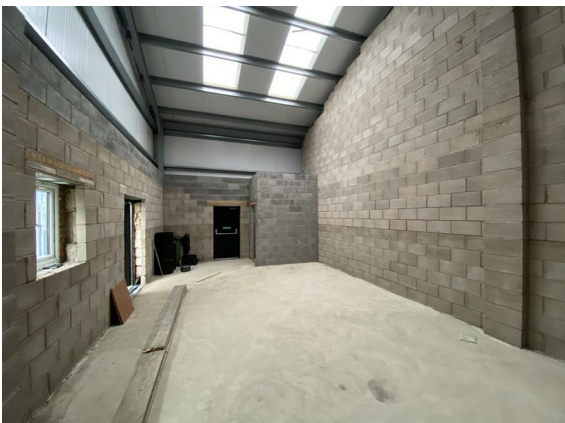
An excellent opportunity to rent a newly built Unit to a high specification, located on a busy road in the town of Rhyl and within easy access to all local amenities. The total floor area of each unit is 50m² / 538 sq ft P/A ratio 2.14, with each unit subject to VAT. Internal viewing is highly recommended to fully appreciate the size each unit has to offer.



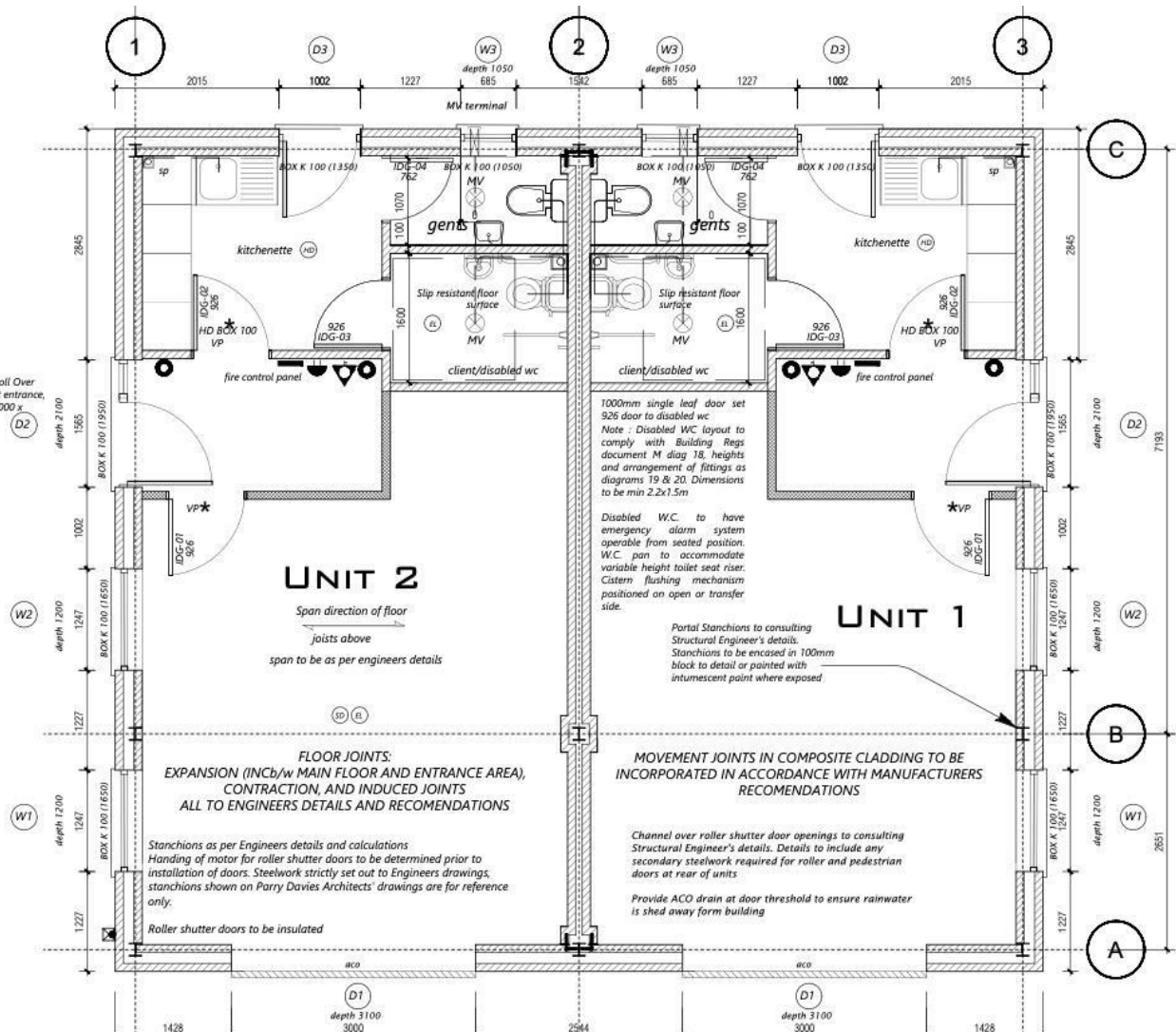
REAR ELEVATION



SIDE ELEVATION ~ WITHIN SITE



Ramped access with Roll Over threshold strip to front entrance, Level platforms to be 2000 x 1500mm



Energy Efficiency Rating

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

Call us on
01745 299399

Lettings@williamsestates.com

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.