

**Mileway**

# Tir Llwyd Industrial Estate

## Rhyl

Available to Let

Warehouse

30,362 sq ft ( 2,821 sq m )



Ancillary office space



On-site parking



Three-phase electricity



Loading shutter doors



Yard access



# Tir Llwyd Industrial Estate

Tir Llwyd Industrial Estate 35-36 Rhyll LL18 5JA



## Description

The units are in several terraces with larger units that incorporate office accommodation at either ground or both ground & first floor levels. All units include loading shutter doors to the front, ancillary office space and three-phase electricity. There is also parking available on site.

## Location

Kinnel Bay is situated approximately 28 miles to the northwest of Chester and 23 miles to the northwest of Queensferry. Both locations are accessible via the A55 North Wales Expressway. The estate is located to the south of Kinnel Bay Village adjacent to St. Asaph Avenue (A487), which in turn links with the A548 (Coast Road).

The A548 links all the major North Wales coastal towns from Chester and access to the main A55 Expressway is approximately 1.5 miles to the south of the property. The A55 is a dual carriageway which links the coast to the M56 motorway at Queensferry and subsequently to the national motorway network to the east.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

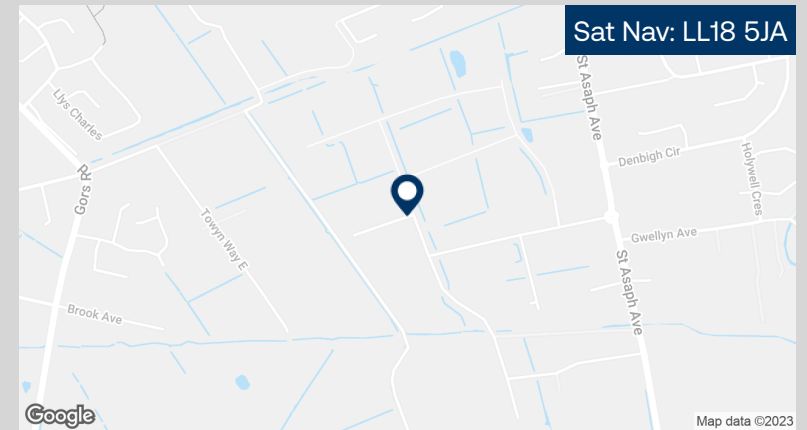
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit B-C	Warehouse	30,362	2,821	Under offer
<b>Total</b>		<b>30,362</b>	<b>2,821</b>	

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