



Industrial

# UNIT 21 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH

## UNIT 21 | 1,016 SQ FT

### Industrial Unit

The unit is well-presented and benefits from modern LED lighting, WC facilities, and dedicated car parking. A front-loading roller shutter door provides convenient access for deliveries and operations, while 24-hour access ensures flexibility for round-the-clock use. Located within a well-established industrial estate, this unit enjoys excellent connectivity via nearby road and rail links, making it a strategic choice for businesses requiring efficient transport access. The estate's infrastructure and layout support smooth logistics and operational flow, contributing to a productive working environment

Lease Type

New



### Unit Summary

- Common Yard Area
- WC Facilities
- Car Parking
- 24 Hour Access
- Premier Industrial Location
- Starter Unit



|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £12,500.00 | £12.30    |
| Rates              | £3,067.20  | £3.02     |
| Maintenance Charge | £2,000.00  | £1.97     |
| Insurance          | £203.20    | £0.20     |
| Total Cost         | £17,770.40 | £17.49    |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.



For more info please visit: [unit.info/UIP0101589](http://unit.info/UIP0101589)

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## Location

Tir Llwyd Industrial Estate is situated in an established industrial location with excellent road and rail transport links



Road  
A55: 2 miles



Airport  
Liverpool: 45 miles



Rail  
Chester Railway Station: 31 miles

## Additional Information

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Planning Class | General Industrial                                                                                 |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.                                                               |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | C (73)                                                                                             |



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## Key Contact



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Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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