

Industrial

UNIT 38 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH

UNIT 38 | 2,850 SQ FT

Industrial Unit with office

Unit 38 at Tir Llwyd Industrial Estate offers a spacious and adaptable industrial unit extending to approximately 2,850 sq. ft., ideal for businesses involved in manufacturing, storage, or distribution. 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, Unit 38 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

- 24 Hour Access
- CCTV
- 3 Phase Power
- Premier Industrial Location
- WC Facilities
- Car Parking

[View Floor Plans](#)

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£26,900.00	£9.44
Rates	£8,400.00	£2.95
Maintenance Charge	£4,500.00	£1.58
Insurance	£570.00	£0.20
Total Cost	£40,370.00	£14.16

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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.

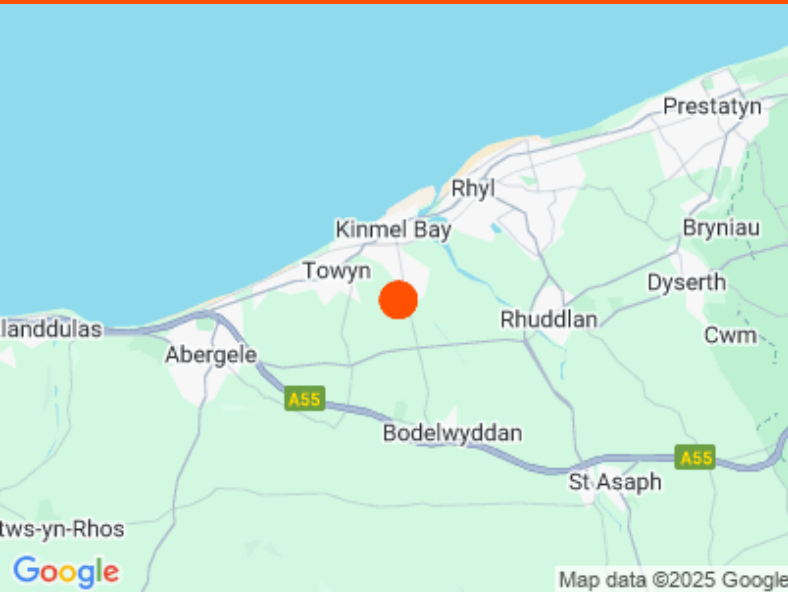
➔ For more info please visit: unit.info/UIP0101598

+44(0) 808 169 7554

Industrial

UNIT 38 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH



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	B (46)



enquiries@indurent.com

+44(0) 808 169 7554

www.indurent.com

Follow us



Key Contact



Gabriel Walker
Customer Engagement Manager

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



+44(0) 808 169 7554