



Industrial

# UNIT 9 | TIR LLWYD INDUSTRIAL ESTATE

St. Asaph Avenue, Rhyl, LL18 5JH

## UNIT 9 | 505 SQ FT

High quality industrial unit in an established location

Unit 9 at Tir Llwyd Industrial Estate offers high-quality industrial space with LED lighting, WC facilities, dedicated car parking, and 24-hour access. The unit benefits from front-loading shutter doors and ample parking provisions, making it suitable for a range of industrial, storage, and distribution uses. Located in an established industrial area, Tir Llwyd Industrial Estate provides excellent road and rail transport links, ensuring seamless connectivity for businesses requiring efficient access to key routes.

Lease Type

New



### ✓ Unit Summary

- Car Parking
- 24 Hour Access
- Starter Unit
- Storage Unit
- Well Maintained Estate
- Flexible Space



|                    | Per Annum | Per Sq Ft |
|--------------------|-----------|-----------|
| Rent               | £6,500.00 | £12.87    |
| Rates              | £1,771.20 | £3.51     |
| Maintenance Charge | £1,000.00 | £1.98     |
| Insurance          | £101.00   | £0.20     |
| Total Cost         | £9,372.20 | £18.56    |

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/UIP0101603](http://unit.info/UIP0101603)

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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            | B (50)                                                                                             |



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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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