



Royal Welch Avenue, Bodelwyddan LL18 5TQ

TO LET

**DETACHED INDUSTRIAL UNIT WITH
SECURE YARD**

**6,391 Sq Ft
(594 Sq M)**

DESCRIPTION

A detached purpose built commercial building constructed of steel frame with industrial roller shutter doors within the front elevation. As well as dedicated front car parking the secure compound extends to 0.41 acres (0.16 hectares).

- ✓ SITE AREA - 0.90 ACRES
- ✓ ESTABLISHED INDUSTRIAL LOCATION
- ✓ CLOSE TO A55 JUNCTION
- ✓ SECURE YARD
- ✓ EXTENDING TO 593.72 SQ M
- ✓ AVAILABLE NOW

LOCATION

The property is located in a very well established industrial location within Kimmel Park Industrial Estate immediately adjacent to Junction 25 of the North Wales Expressway.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total Ground Floor	5,023	467
First Floor Office	610	57
First Floor Mezzanine	758	70
Total Area	6,391	594
Total	6,391	594

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

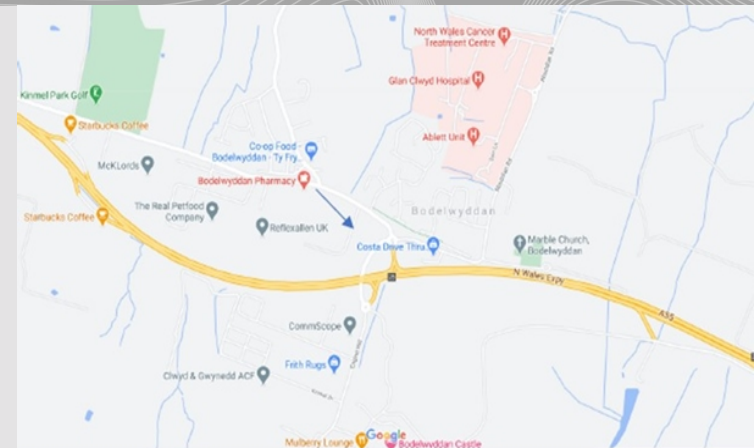
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is held by lease for a term of 15 years from 13th February 2019. Further details available upon request.



RENT

The current rental is £37,000 pax.

EPC - D-81



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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