

**TO LET/
MAY SELL**

**DESIGN & BUILD – TIR LLWYD ENTERPRISE
PARK, KINMEL BAY RHYL, LL18 5JZ**



- **SPECULATIVE INDUSTRIAL DESIGN & BUILD**
- **ESTABLISHED ENTERPRISE PARK**
- **EXCELLENT ROAD COMMUNICATIONS**
- **0.9 HECTARES (2.3 ACRES)**

LOCATION

Kinmel bay is situated approximately 28 miles to the north west of Chester and 23 miles to the north west of Queensferry, both can be accessed by the A55 North Wales Expressway.

Tir Llwyd Estate is located to the south of Kinmel 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.

The Tir Llwyd Enterprise Park has attracted a combination of regional and national operators in recent years, some notable occupiers including:

- DPD Abergele
- Decante Mineral Water
- Cooper Carriers
- Motor Parts Direct

Please refer to location plan.





DESCRIPTION

The property comprises a bespoke industrial design and build opportunity finished to a good standard, constructed of steel portal frame clad with plastic coated metal insulated panels beneath a pitched roof of similar materials.

The property will incorporate a modern specification and can be configured to suit a variety of users with the following proposed specification features:

- Warehouse/storage
- Roller shutter doors
- Office accommodation
- Service yard
- Car parking

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

Sq ft	Acres
100,188	2.3

LEASE

The property is available on the basis of standard full repairing and insuring leases, for a term to be agreed.

PURCHASE PRICE

Upon application.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax

EPC

The Energy Performance Certificate will be provided upon build completion.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.



TIR LLWYD ENTERPRISE PARK

KINMEL BAY, RHYL
DENBIGHSHIRE
LL18 5JZ

TO A55 NORTH WALES EXPRESSWAY

SPECULATIVE DESIGN & BUILD

DEVELOPMENT OPPORTUNITY

0.9 Hectares / 2.3 Acres

- EXCELLENT ROAD COMMUNICATION
- ESTABLISHED ENTERPRISE PARK

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Fraser Crewe

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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- iv. all rentals and prices are quoted exclusive of VAT.

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