

## INDUSTRIAL - TO LET

### WAREHOUSE PREMISES

UNIT 15  
COLOMENDY INDUSTRIAL ESTATE  
DENBIGH.  
LL16 5TA



REGULATED  
BY RICS

ESTATE OFFICE

AWELON, GARTH ROAD, GLAN CONWY, COLWYN BAY, CONWY LL28 5TD

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[WWW.RICHARDBADDELEY.CO.UK](http://WWW.RICHARDBADDELEY.CO.UK)

## DESCRIPTION

The property comprises a prominent industrial unit. The unit is of steel portal frame with profiled sheet steel walls, profiled asbestos roof with roof lights providing good natural lighting.

The unit benefits from three-phase electricity supply.

## LOCATION

The property is located on Colomendy Industrial Estate and adjoins other trade counter and distribution businesses. Colomendy Industrial Estate is within five minutes driving distance of Denbigh town centre and amenities and within twenty minutes driving distance of the A55 Expressway connecting with the motorway network.

## ACCOMMODATION

Office 385 sq ft  
Mess Room 75 sq ft  
Kitchen 151 sq ft  
Toilets

Pedestrian door and vehicular access via roller shutter at rear to

Warehouse 3139 sq ft  
Office 94 sq ft  
Mezzanine 841 sq ft

4685 sq ft gross internal area.

Externally: Yard space

## TERMS

The property is available on a new lease for a minimum term of 3 years on full repairing and insuring terms.

## RENT

The initial rent will be £ 15,000.00 per annum and there is a service charge of £500.00 per annum.

## RATEABLE VALUE (2017 List)

£13,500

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is in the course of preparation and will be made available to interested parties.

## VAT

All rents and outgoings quoted are exclusive of, but may be subject to VAT.

## VIEWING

By arrangement with the sole agents  
**Richard Baddeley & Company – 01492 580680.**

Conditions under which Particulars are issued: Richard Baddeley & Company for themselves and the Lessors or Vendors of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.

Subject to Contract