

COMMERCIAL &
INDUSTRIAL
AGENTS

DEVELOPMENT &
MANAGEMENT
SURVEYORS

Guy
WOODCOCK
AND COMPANY

0800 083 3216

TO LET

**WORKSHOP
MARSH ROAD
RHYL**



Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

LOCATION

The unit is located on the Horizon Business Park at the rear of the John Davies Building. The Business Park is situated just off the A525 within close proximity to Rhyl Train Station. The unit is located in a mixed commercial and residential area.

DESCRIPTION

The unit comprises of a brick built building with a fibre cement sheeted roof with large wooden doors which open full width.

The building is in need of some repair work and this will be reflected in the terms offered to prospective tenants

ACCOMMODATION

UNIT	SIZE (M²)	SIZE (SQ FT)
Workshop Area	329	3542
Office Space	71	764
Office Space	50	543
First Floor Storage	37	391
TOTAL	487	5240

In addition to the above accommodation there is a further small store room, toilet facilities and a separate boiler room accessed from the outside of the property.

A large tarmac yard area also is included within the proposed lease area.

RENT

Rent is sought for the whole of the building in the region of £12,000 per annum.

TERMS

3 Year Lease or a 12 month Licence full terms and conditions to be agreed.

SERVICES

The property has three phase power, mains water, electric and drainage.

RATES 2010/2011

We have been informed by the Local Rating Authority, Denbighshire County Council, that the property has been assessed, as follows:-

Rateable Value : £ 12,250.00 pa.
Rates Payable : £ 5,010.25 pa

VAT

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

VIEWING

Viewings are strictly by appointment with Guy Woodcock and Company.

Tel: 01244 817160

Email: guy@guywoodcock.com

DIRECTIONS

On entering Rhyl on Vale Road, turn left at the traffic lights onto Marsh Road and after approximately 400m turn left into Horizon Business Park where the unit will be found at the rear of the site adjacent to Lock Stock Self Storage.

MISREPRESENTATION ACT 1967. Guy Woodcock & Company for themselves and for the vendors or the lessors of this property whose agents they are, give notice that: These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility of the part of Guy Woodcock & Company or the vendors or the lessors. None of these statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Guy Woodcock & Company nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.

Web Site: www.guywoodcock.com ■ Email: enquiries@guywoodcock.com