

# INDUSTRIAL BUILDINGS, COLOMENDY INDUSTRIAL ESTATE, DENBIGH, DENBIGHSHIRE, LL16 5TA



## TO LET/MAY SELL

- Industrial Buildings
- Warehousing & Manufacture
- 1,760 sq m (18,940 sq ft)
- Excellent Industrial Location
- A55 Junction 27 - 5 miles
- Available April/May 2021

Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

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## LOCATION

Colomendy Industrial Estate is the Vale of Clwyd's principal industrial/distribution location and contains a large number of national and regional industrial, distribution, trade counter and service industry occupiers enjoying this strategically accessible edge-of-town location.

The estate is positioned directly off the A525 Rhyl to Ruthin/Llangollen/Wrexham route which connects at with Junction 27 of the A55 at St Asaph some five miles to the North of the site and, to the South, connects also with the A5. The Estate also directly connects with the A541 Denbigh to Wrexham route via Mold.

Please refer to location plan.

## DESCRIPTION

The property comprises a modern industrial/warehouse complex of steel portal frame buildings, comprising the following:

### Factory 1

A detached purpose built industrial/manufacturing facility constructed to a good specification with a portal frame, clad with part facing brick and insulated plastic coated cladding panels above, beneath a pitched roof, including translucent light panels.

The building has pedestrian access within the front elevation, leading to a series of ground floor offices, and compartmented workshop areas, with first floor offices, canteen and locker room facilities, including male and female lavatory accommodation.

The industrial accommodation provides clear open space and provides an excellent facility, with substantial air extraction system, gas fired radiant heaters, and two roller shutter doors located in the rear and side elevations.

To the side elevation is a large yard suitable for HGV access and parking.

### Factory 2

A detached purpose built steel portal framed building, with brick elevations with plastic coated insulated panels above, beneath a pitched roof of similar materials, including translucent lighting.

The property is accessed via a steel roller shutter door within the front elevation.

## ACCOMMODATION/AREAS

The areas have been measured in accordance with the RICS Code of Measuring Practice.

	SQ M	SQ FT
Factory 1	1,417	15,249
Factory 2	343	3,691
<b>GIA</b>	<b>1,760</b>	<b>18,940</b>

## TERMS

The whole or individual properties are available To Let or For Sale.

## RENTAL

£80,000 per annum

## PURCHASE PRICE

In the region of £1,000,000

Please note the buildings can be made available on a letting basis as individual buildings.

### Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

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### North Wales

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The Roe, St Asaph, LL17 0LT

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## RATES

The Business Rates will need to be reassessed, further information can be provided by the landlord.

## 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

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

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

## 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.

## 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.

## 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.

## VIEWING

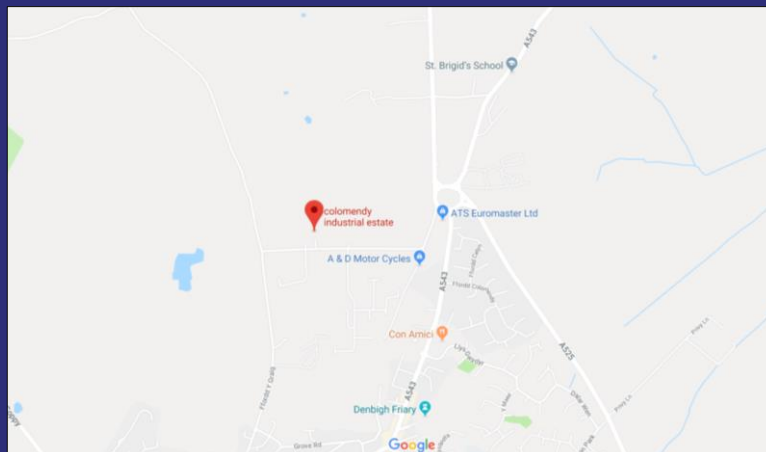
Strictly by appointment through the sole agents  
BA Commercial, Chester 01244 351212  
Ref: April 21

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**SUBJECT TO CONTRACT**



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## 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.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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