

COMMERCIAL &
INDUSTRIAL
AGENTS

Guy
WOODCOCK
AND COMPANY

DEVELOPMENT &
MANAGEMENT
SURVEYORS

0800 083 3216

TO LET

**BAY TRADING ESTATE, ST ASAPH AVENUE
KINMEL BAY, LL18 5XX
INDUSTRIAL UNITS TO A SECURE SITE
350 SQ FT (32 SQ M) TO 2,400 SQ FT (223 SQ M)
FLEXIBLE LICENCE AVAILABLE**



LOCATION

This vacant and secure trading estate is prominently positioned to the north of the railway bridge on St Asaph Avenue, Kinmel Bay and offers excellent access on to the A55 Expressway and North Wales coast road.

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

DESCRIPTION

The estate comprises a total of 29,500 sq ft (2,740 sq m) of traditional industrial space and laid out into small units offering a flexible size of accommodation fronting onto a generous turning and parking yard.

The site has the benefit of security cameras on site covering most areas.

Containers: Refurbished 40 ft containers with 24 hour access.

AVAILABILITY

UNIT	SIZE SQ FT	RENT PCM	RENT PA
Containers	-	£108.33	£1,300
Unit 17	5,384 sq ft	£1,355.00	£16,260

TERMS

The terms are all offered by way of a flexible licence agreement for an initial term of 12 months. Tenants will be responsible to keep the interior of the premises in good repair and decorative order. In addition to the rental, tenants will be responsible to pay a contribution towards the building insurance premium, currently assessed at approximately 15p per sq ft for 2007. Rents are payable monthly in advance by Standing Order upon occupation, a refundable deposit of one months rent.

VAT

All prices quoted are exclusive and VAT is payable.

VIEWING

Viewings strictly by appointment with Guy Woodcock and Company on 01244 817160
Email: guy@guywoodcock.com

DIRECTIONS

Proceed out of Rhyl towards Abergele on the A548. Turn left at the traffic lights into St Asaph Avenue, proceed for 200 yards where Bay Trading Estate will be seen on the right hand side.