

MODERN INDUSTRIAL UNITS TO LET





FEATURES

- Strategic location approximately 0.5 miles from Junction 19 of A55 North Wales Expressway, Llandudno Junction.
- Modern purpose built estate comprising 21 units totalling 54,142 sq ft (5,030 m²)
- Unit sizes from 1,032 – 21,607 sq ft (95.88 - 2,007.36 m²), subject to availability.
- Steel portal frame construction with concrete floors and insulated cladding incorporating sectional loading doors with separate personnel entrances.
- Managed environment.

LOCATION

Llandudno Junction occupies a strategic location midway along the North Wales coast at the intersection of the A55 North Wales Expressway and the A470 which runs north/ south between Llandudno and Betws-y-Coed. The Tre Marl Industrial Estate is located approximately 0.5 miles from J19 of the A55 at Llandudno Junction and is approached from Ffordd Maelgwyn. The area is a thriving commercial location with nearby occupiers including Tanners Wines, Booker Cash and Carry, Lockstock Self Storage and a wide range of motor dealerships/service centres including Mercedes, Jaguar Land Rover, BMW, Ford, Volkswagen, Skoda and Toyota.





OCCUPIER KEY

1. MERCEDES BENZ OF NORTH WALES
2. NORTH WALES AUDI
3. NORTH WALES VW
4. NORTH WALES SKODA
5. WR DAVIES DACIA
6. BOOKER WHOLESALE
7. JONES MOTOR CO
8. CONWY LANDROVER
9. MERIT MOTORBODY REPAIRS
10. BMW HALIWELL JONES
11. MINI HALIWELL JONES
12. PREMIER METAL WORKS
13. PREMIER TOYOTA
14. JUNCTION AUTO PARK

DESCRIPTION

The Estate comprises 21 modern purpose built industrial/warehouse units totalling 54,142 sq ft (5,030 m²) arranged around courtyards off Tal – Y- Sarn, the central access road. The units are generally of steel portal frame construction with concrete floors and insulated cladding incorporating translucent roof lights. Access is by way of sectional loading doors and separate personnel entrances.



1. TESCO
2. CINEWORLD CINEMA
3. MCDONALDS
4. KFC
5. LLANDUDNO JUNCTION LEISURE CENTRE
6. CONWY BUSINESS CENTRE
7. RSPB CONWY
8. PIZZAHUT

ACCOMMODATION

Floor areas range from 1,032 to 21,607 sq ft (95.88 to 2,007.36 m²) subject to availability. Individual units can be combined where required.







VIEWING/ FURTHER INFORMATION

Please contact the agents:

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TERMS/AVAILABILITY

Accommodation is available via new leases new on terms to be agreed. For further information and confirmation of current availability please contact the agents.

SERVICE CHARGE

A service charge is levied in respect of the Landlord's costs of estate and building maintenance, management, building insurance and the provision of services used in common.

VAT

Unless otherwise stated all sums will be subject to the addition of VAT at the prevailing rate.

EPC'S

Energy Performance Certificates are available on request.