



## Parc Menter Ynys Môn, Amlwch Industrial Estate, Amlwch, LL68 9BX

A total of 10 units ranging in size from 955 sq ft to 21,000 sq ft ready for occupation Q2 2024

Tenure	To Let
Available Size	955 to 60,000 sq ft / 88.72 to 5,574.18 sq m
Rent	£557 - £18,750 per month
Service Charge	Upon Enquiry
EPC Rating	Upon Enquiry

### Key Points

- > Suitable for a variety of uses (subject to planning)
- > 4m minimum eaves height
- > Front car park with approximately 30 car parking spaces

## Description

The property consists of a self-contained industrial unit which has been extended to the rear and sides. The main unit is formed from four bays consisting of steel truss frame construction to an eaves height of 4m with blockwork walls under an asbestos roof which has been over clad with insulated profile metal panels. The factory area also benefits from a gas blower heating system throughout.

The property has been extended to both the northeast and south-west elevations. The south-west side has been extended to provide office accommodation, which benefits from double glazed UPVC windows, suspended ceilings, LED ceiling lights, laminate flooring, and gas central heating. The extension to the northeast has been developed to incorporate a storage area and is of steel portal frame construction. This section benefits from sodium box lighting and has an eaves height of 8.5m.

Externally, there is a large car park to the front of the office area with a capacity for approximately 30 vehicles. To the front of the property, there is also a large field that is accessed separately and fenced off from the rest of the property.

The property benefits from mains services including three phase electricity, gas, water, and drainage.

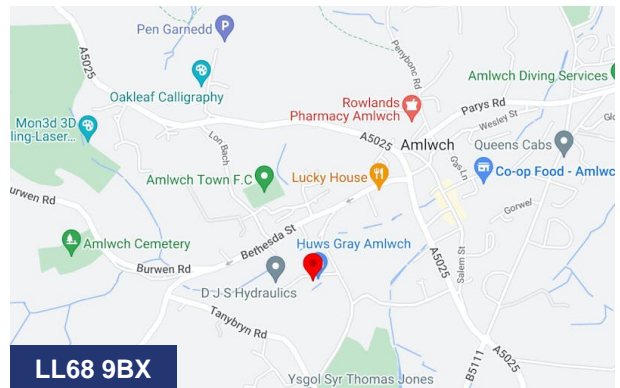
## Location

Amlwch Industrial Estate is located in Amlwch, a small town on the north coast of the Isle of Anglesey. The town is located approximately 18 miles north of Menai Bridge, which connects mainland Wales to the Isle of Anglesey. The property is approximately 13 miles to the north of Llangefni and within 15 miles of the A55.

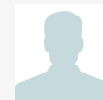
## Accommodation

The accommodation comprises of the following

Name	sq ft	Rent
Unit	60,000	£18,750 per month
Unit - 1	3,760	£1,566 per month
Unit - 2	2,090	£870 per month
Unit - 3	3,590	£1,496 per month
Unit - 4	1,275	£638 per month
Unit - 5	955	£557 per month
Unit - 6	21,130	£5,283 per month
Unit - 7	6,045	£2,267 per month
Unit - 8	1,685	£843 per month
Unit - 9	1,360	£680 per month
Unit - 10	9,300	£3,488 per month



## Viewing & Further Information



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Name	sq ft	Rent
1st - Office	4,919	-