

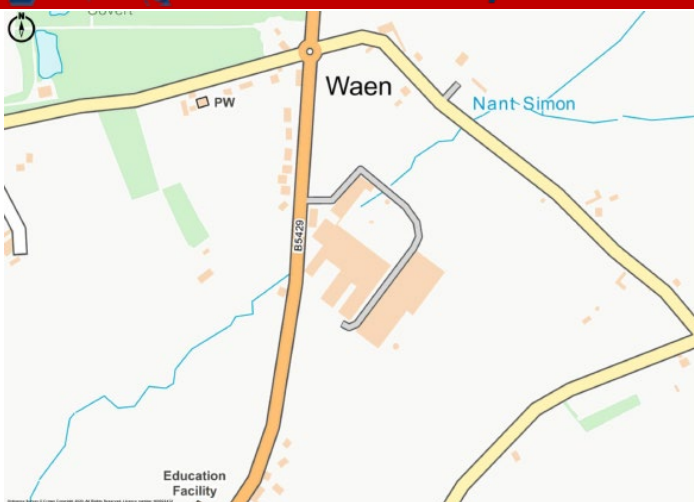
INDUSTRIAL FACILITY

**4.2 Hectares
(10.58 Acres)**



**ARLA
LLANDYRNOG
LL16 4HH**

- SUBSTANTIAL INDUSTRIAL SITE
- SEVERAL BUILDINGS SUITABLE FOR IMMEDIATE OCCUPATION
- VILLAGE LOCATION



LOCATION

The site stands in the village of Llandyrnog on the B5429, North Wales, just over 4 miles due east of Denbigh.

DESCRIPTION

The site comprises a former Dairy and Cheese Factory with an array of manufacturing buildings, warehouse buildings and office buildings on a sizeable 10.58 acre site.

ACCOMMODATION

	SQ M	SQ FT
Front Office Building	262	2,817
Warehouse	573.5	6,173
Warehouse	1,875	20,182
Warehouse	3,384	36,426
Lab and Offices	690	7,438
Stores	1,960	21,097
Engineering/Boiler Building	1,037	11,162
Processing	2,215	23,840
TOTAL	11,996.5	129,135

SERVICES

We understand mains services are available but purchasers should make their own enquiries of the relevant authorities. There is an onsite effluent plant.

PLANNING

The property has been used for many years as a Dairy and Cheese Factory. The current planning is, therefore, for manufacturing use. Interested parties should make their own detailed enquiries of the local planning authority.

TERMS

Offers are invited in the region of £2,500,000 for the freehold interest. The landlord will consider letting accommodation either as a whole or in parts. Rentals available on request.

TENURE

Freehold

VAT

This transaction will be subject to VAT to be charged on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Access onto the site is strictly by arrangement with Nabarro McAllister & Co Ltd.

EPC

**EPC CURRENTLY BEING OBTAINED.
DELAYED DUE TO CORONAVIRUS.**

ENQUIRIES

Nabarro McAllister
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SUBJECT TO CONTRACT

AUGUST 2020

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.