



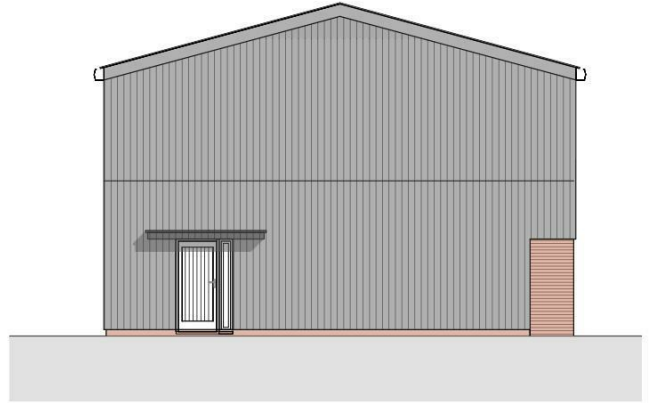
**Unit 3/4, 109 Marsh Road, Rhyl, LL18
2AB**

£1,600 PCM plus VAT

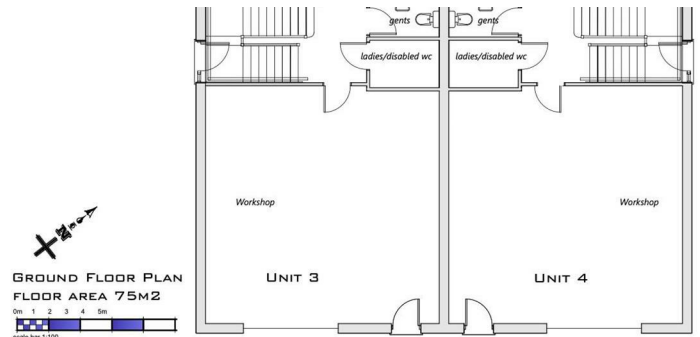
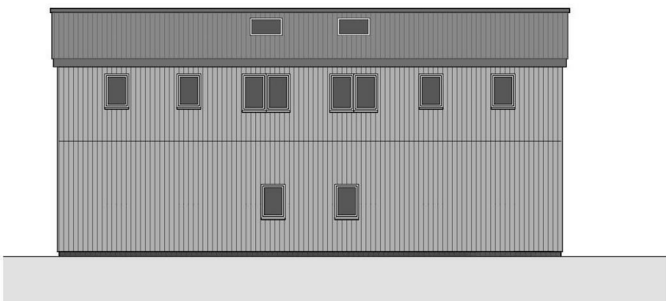
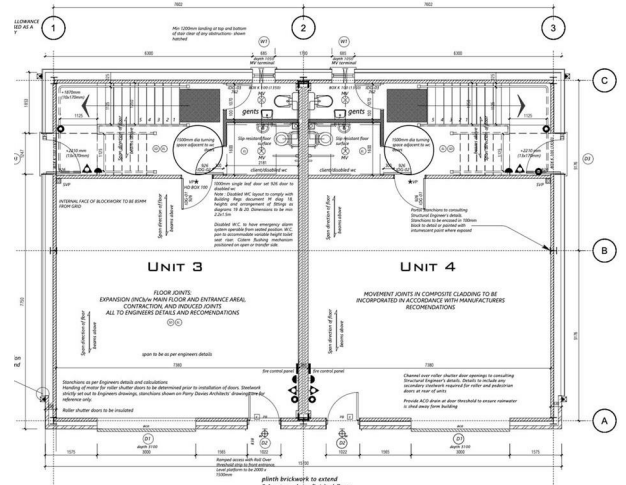
EPC - TBC Council Tax Band - Business Rates Apply

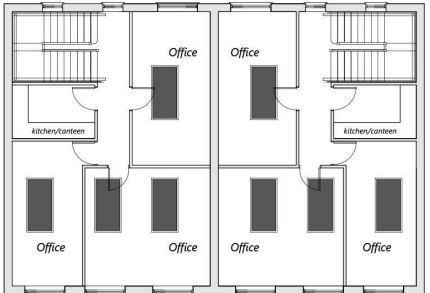
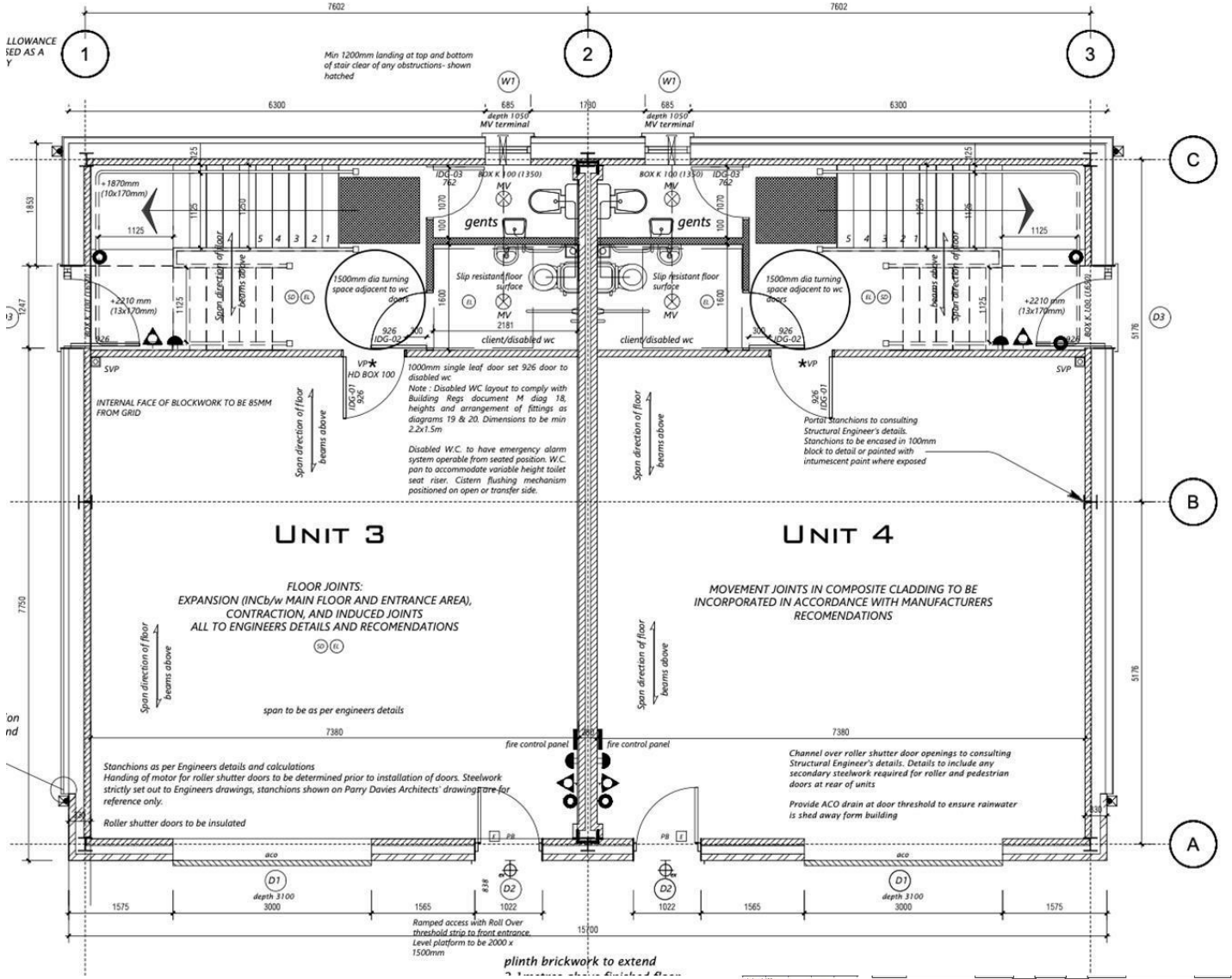
Units For Rent, Marsh Road Rhyl

An excellent opportunity to rent a newly built Unit to a high specification, located on a busy road in the town of Rhyl and within easy access to all local amenities. The total ground floor area of each unit is 75m² / 807 sq ft, benefitting from a mezzanine to provide an extra 75m² / 807 sq ft on the upper floor with each unit subject to VAT. Internal viewing is highly recommended to fully appreciate the size each unit has to offer.

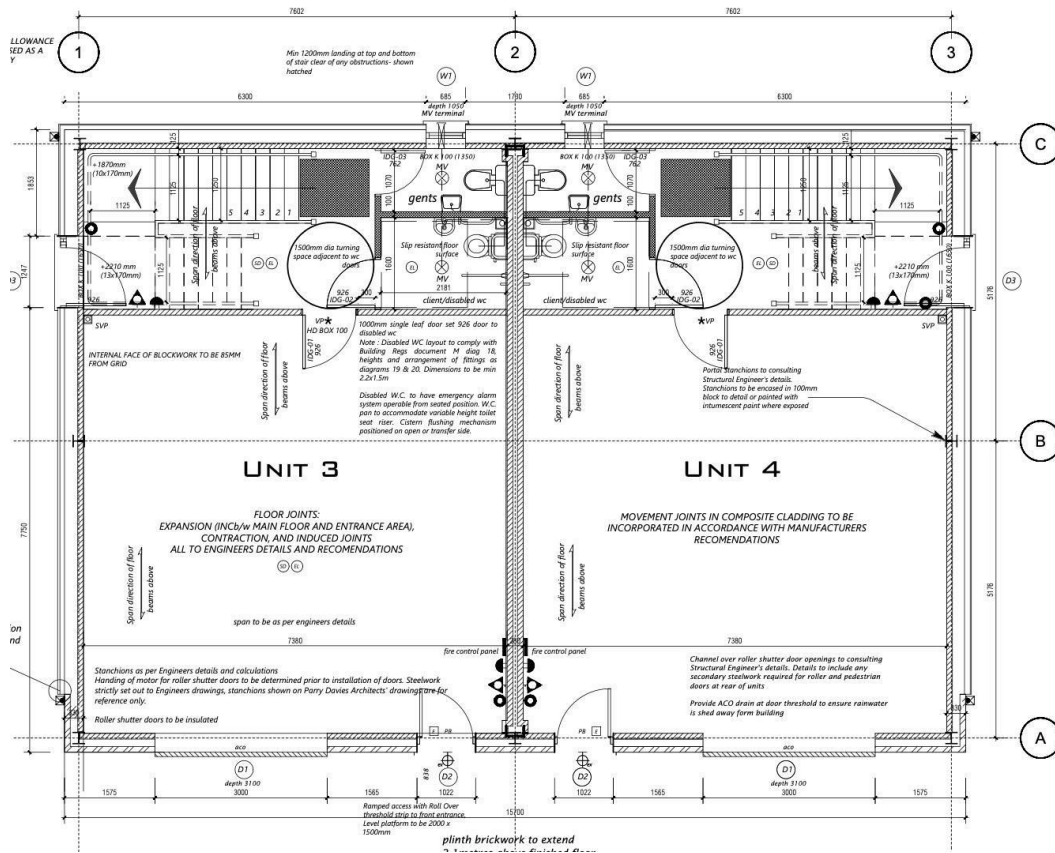


SIDE ELEVATION





FIRST FLOOR PLAN
FLOOR AREA 75M2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

Prestatyn@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.