



## Cae Bricks Offices Denbigh Road, Ruthin, Denbighshire, LL15 2TN

**£40,000**



**EPC - null Council Tax Band - Tenure -**



# Denbigh Road, Ruthin

## 0 Bedrooms - Industrial Unit

A large commercial yard with separate offices and industrial unit has become available



### Accommodation

From Central Reception Hall, stairs lead to a landing. Glazed door leads into

### Main Office Ground Floor

With double glazed entrance door with double glazed panels to the side, opens into

### Reception Area

8'6" x 15'11" (2.6 x 4.86)

With doors leading into the ground floor office space and stairs to the first floor.

### Staff Room

9'10" x 9'10" (3 x 3)

With Worcester central heating boiler, worktops with drawer and base units, radiator and double glazed window.

### Additional Reception Area

14'1" x 6'10" (4.3 x 2.1)

With radiator and opens to the main office.

### From Reception Hall further Entrance

With double glazed door, radiator and double glazed window.

### Cloakroom

With low flush W.C, washbasin, radiator and window.

### First Floor

### L Shaped Reception Area

With washbasin.

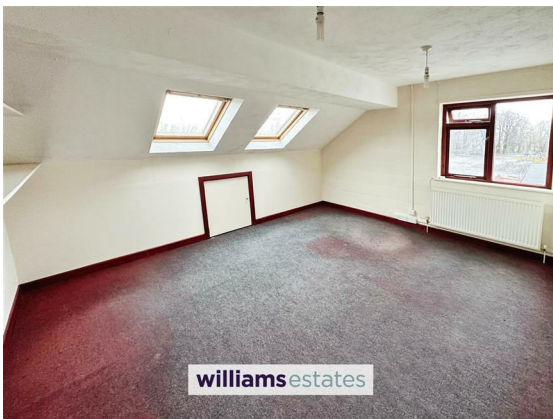
### Cloakroom

With W.C, wash basin, radiator, and window.

### First Floor Office 1

22'11" x 14'7" (7 x 4.45)

With two double radiators, conduit for sockets and CAT 5 cabling and three double glazed windows overlooking the yard and entrance of the property.



### First Floor Office 2

23'6" x 15'1" (7.17 x 4.6)

With double radiator, power points, CAT 5 cabling, double glazed window, two double glazed roof windows and lockable data cupboard.



### First Floor Office 3

14'11" x 11'9" (4.57 x 3.6)

With radiator, double glazed window and two double glazed Velux windows.

### W.C

With low flush W.C, wash basin and radiator.

### Ground Floor Office 1

22'11" x 14'5" (7 x 4.4)

With double glazed triple window aspect, two double radiators and CAT 5 conduit and power points. Glazed window looking into the reception area.



### Ground Floor Office 2

27'6" x 15'1" (8.4 x 4.6)

With two double radiators, single radiator, dual window aspect and trunking for power and IT.

### Doorway from Reception Hall

### Ground Floor Office 3

17'0" x 14'9" (5.2 x 4.5)

With double radiator and twin window aspect. Also entrance to the store room

### Storeroom

20'1" x 14'9" (6.13 x 4.5)

With light and further store room and door to the outside

### Further Storeroom

10'9" x 5'2" (3.3 x 1.6)


General storage area.

### Directions

From the Williams Estates Office continue to the bottom of well street, take a left turning at the junction and continue to the roundabout, take your third exit and continue to the roundabout, take the second exit as if you're leaving Ruthin, continue past Aldi and take the next left turning, on this road, continue to the bottom and follow the road round to your left and the commercial premises & Bungalow will be found.



### Energy Efficiency Rating

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

**williams**estates

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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.