

Ref: SD 2136

## **Industrial Unit - £245,000**

**Pantrdeiniog Industrial Estate, Carneddi Road**



**A secure compound circa ½ acre with detached office / warehouse extending to 3,600 square feet together with further warehousing facilities to circa 2000 square feet.  
Detached Office with car parking at the front, double glazed.**

**GUIDE PRICE**  
**£245,000 GUIDE PRICE**

**CALL US 01492 534881**

**St. Davids Commercial**  
Commercial House  
17 Coed Pella Road  
Colwyn Bay  
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**St Davids Property Management Ltd.**  
Address as Above  
Co. Reg. No. 02625193

ACCOMMODATION:

GROUND FLOOR –

Offices / Ladies / Gents w.c. facilities, kitchen extending in total to 1800 square feet.  
Access to store area on 2nd floor circa 1800 square feet.

WORKSHOP: Open plan extending to 1800 square feet with access to yard.

U shaped circa 2000 square feet in total.

Your home is at risk if you do not keep up repayments on a loan or mortgage secured upon it.  
St. David's Commercial has not checked any fittings or fixtures and therefore cannot guarantee  
they are in working order.

**GUIDE PRICE**

**£245,000 GUIDE PRICE**