

TO LET

**BUILDING 1, BRYN MAWR INDUSTRIAL ESTATE
ALLTAMI, FLINTSHIRE
CH7 6NY**

AVAILABLE QUARTER 3/4



- 1 MVA electrical connection
- Major junction of A55 North Wales Expressway
- Close to Deeside – Queensferry Industrial Estates
- To be refurbished

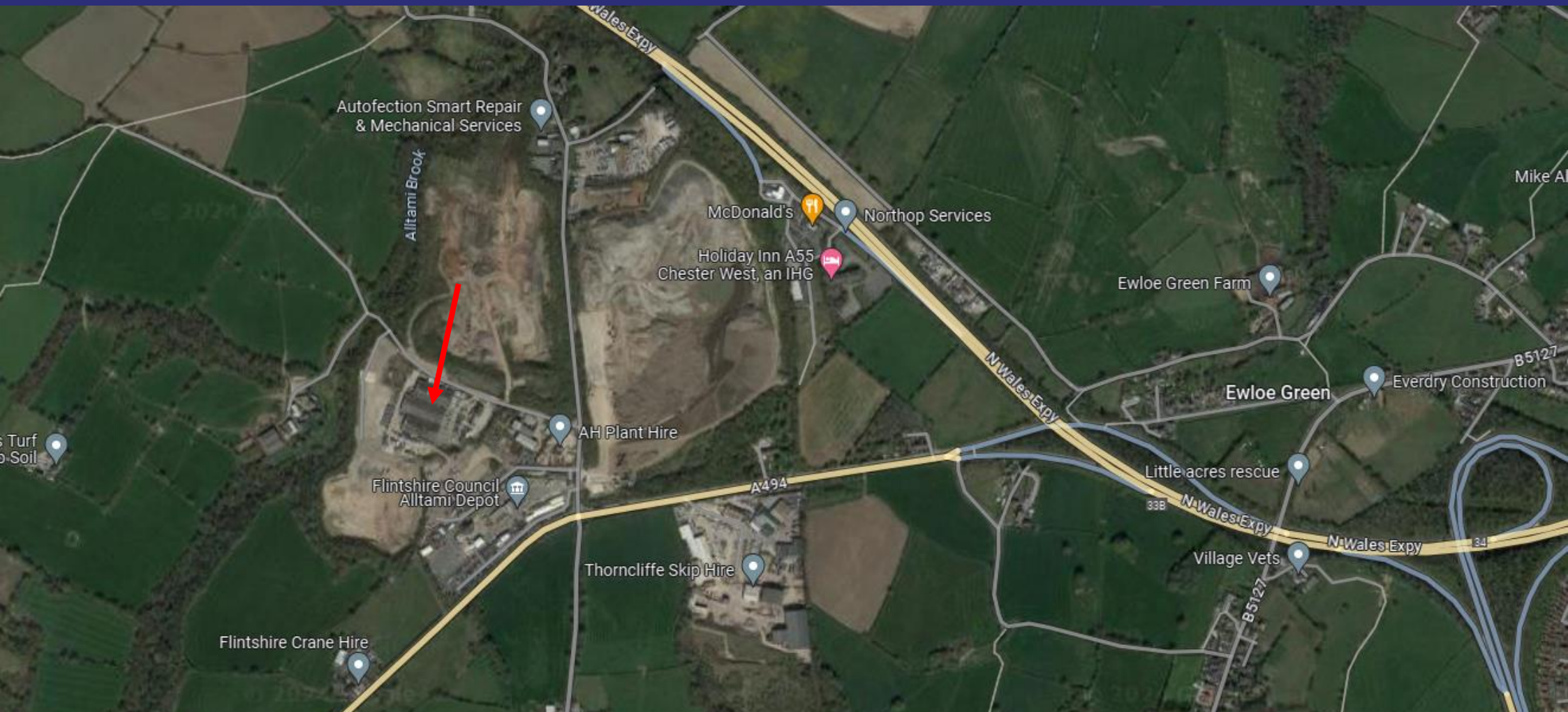
LOCATION

The location is well established and in close proximity to the A55 North Wales Expressway (easterly). Nearby occupiers include:

- **Thorncliffe Building Supplies**
- **Flintshire County Council Depot**
- **Deeside Trucks**

In addition, the property is closely located to Pinfold Lane Industrial Estate, which is made up of many local and regional occupiers, including a Jewsons Builders Merchants.

Please refer to the location plan.



DESCRIPTION

The property comprises a substantial purpose built detached industrial – warehouse building, the construction of which is steel portal frame, currently clad with part brick and block elevations with insulated panels above, beneath a pitched corrugated cement sheet roof, incorporating an element of roof lights.

It should be noted that the proposal is to replace the existing roof, with fully insulated plastic coated steel cladding sheeting which will include a percentage of translucent lights.

There is internal block work extending to 1.5 metres in height.

The accommodation by virtue of the three bays is not clear open space but excellent accommodation is provided.

It should be noted that the property benefits from substantial yard space to the front elevation and to the rear. Further details and the opportunity of extending this yard space can be discussed.

Office Accommodation

Please note that there is a detached office block immediately adjacent to the industrial building which provides modern and refurbished office accommodation to a high standard.

ASKING RENTAL

Upon application.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

Accommodation	Sq m	Sq ft
Industrial – Warehouse		
Bay 1	1,849	19,902
Bay 2	2,209	23,777
Bay 3	1,868	20,106
Office accommodation	418	4,499
Canteen	51.13	550
Total GIA	6,395.13	68,835

LEASE

The property is available by virtue of a new Full Repairing & Insuring lease for a term of years to be agreed.

RATES

As the property is being redeveloped, the Rateable Value will need to be reassessed and interested parties are advised to contact the Agents.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations. 1 MVA electrical connection is available.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

Following refurbishment, the building will have a new Energy Performance Certificate.



LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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