

TO LET

UNIT 1 A DROME ROAD, DEESIDE INDUSTRIAL ESTATE, CH5 2NY



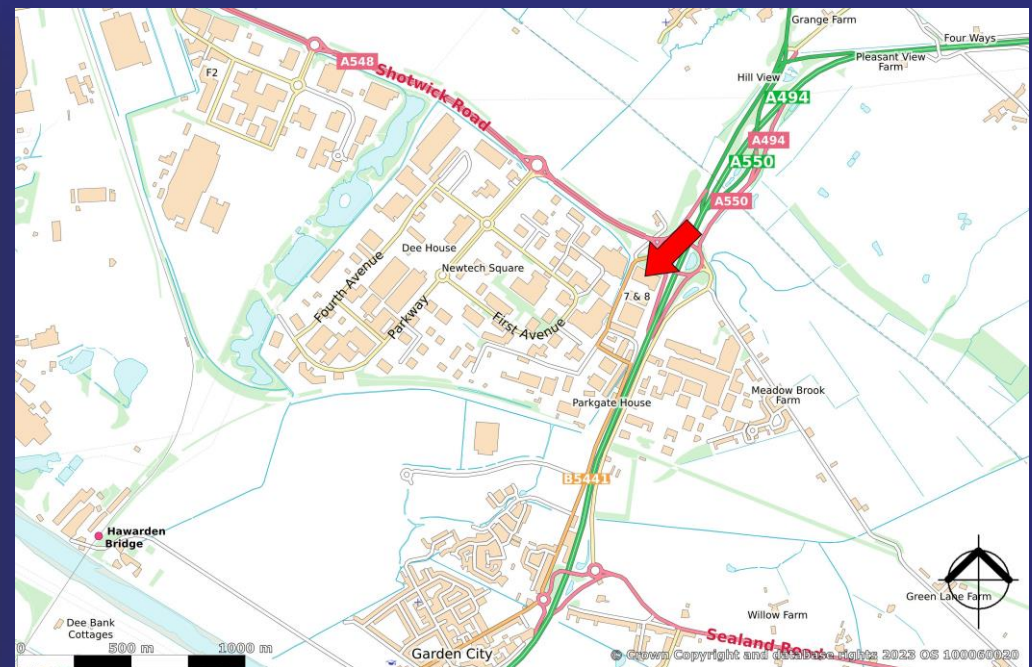
**11,200 Sq. Ft
Plus Yard**

LOCATION

Deeside Industrial Park is located on the English/Welsh border at the head of the River Dee estuary approximately 43 miles south west of Manchester, 25 miles south of Liverpool, 18 miles south west of Warrington and six miles north west of Chester.

The Park is situated adjacent to the A550, which provides dual carriageway access via the A5117 to junction 16 of the M56 motorway (three miles to the north east), and thereafter connects to the M53. The A550 connects with junction 5 of the M53 motorway, six miles to the north, and the A55 North Wales Expressway, approximately four miles to the south, which is the principal dual carriageway across North Wales linking Chester to Bangor. Further communication links within the region include access to Manchester International Airport, approximately 32 miles north east, Liverpool Airport 15 miles north. In addition, there are port facilities available on Merseyside and also, to a smaller extent, at Ellesmere Port and Mostyn, North Wales.

Please refer to location plans





DESCRIPTION

The property comprises a detached production /warehouse facility and benefits from:-

- **Excellent location**
- **Steel portal frame construction**
- **1 x loading doors**
- **Hard Surfaced Large yard area / car parking**
- **Office accommodation can be included**
- **To be refurbished**

ACCOMMODATION/AREAS

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

11,200 Sq. Ft

ASKING RENTAL

£50,500 pax

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The property is available on new internal repairing and insuring lease, for a term to be agreed.

RATES

Interested parties are advised to contact the Local Rating Authority, Flintshire County Council.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

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

EPC

The Energy Performance Asset Rating for this property is C- 63

A full copy of the Energy Performance Certificate is available upon request from the agents.

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.

Robbie Clarke

07741 310 910 Robbie.clarke@bacommercial.com

Howard Cole

01244 35 12 12 howard.cole@bacommercial.com

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:

- i. 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.
- ii. 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.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.



Chester Office: 2 Friarsgate, Grosvenor Street,
Chester, CH1 1XG Tel: 01244 351212

North Wales Office: Hanover House, The Roe
St Asaph, LL17 0LT Tel: 01745 330077

Nantwich Office: Frederick House
Princes Court, Beam Heath Way, Nantwich, CW5 6PQ
Tel: 01270 440014

www.bacommercial.com