

PRELIMINARY ANNOUNCEMENT

On behalf of Stretton Estates

**PHASE III, INTERLINO
QUEENSFERRY
DEESIDE
CH5 2DW**

**UP TO 10 ACRES SUITABLE
FOR A VARIETY OF MOTOR
TRADE / LEISURE / OFFICE
AND INDUSTRIAL USES
AVAILABLE ON A
DESIGN AND BUILD BASIS
FROM 5,000 SQ FT**

**TO LET /
FOR SALE**



LOCATION

Interlinq is located on the Pentre Retail Park within ½ mile from the junction of the A494(T) dual carriageway, with the B5129 Chester Road East, approximately 5 miles west of Chester City Centre. The dual carriageway offers excellent access to; the M56 to Warrington & Manchester, the M53 to Liverpool, and the A55 to the North Wales coast.

Phase III is situated adjacent to MAKRO Queensferry and the Interlinq Trade Park with occupiers such as Redmoose Safety Clothing, Carpets 4 U and Wild Fires

DESCRIPTION

The site, which is clear and level, extends to 10 acres or thereabouts and has a frontage to Chester Road East of 750 sq ft (227m)

The site is currently zoned for Light Industrial (B1), General industrial (B2) and Storage & Distribution (B8) uses but may be suitable for other uses including motor trade and leisure.

OPPORTUNITY

A design team is in place with a proven track record in providing fast track design & build solutions.

Bespoke units are available from 5,000 sq ft (465 sq m)

Alternatively our clients may give consideration to a freehold sale of the land in plots from 1 acre.

ACCOMODATION

Unit	Size		Availability
	Sq ft	Sq m	
1	20,500	1,904	Available
2	8,000	743	Available
3	7,600	706	Available
4	7,600	706	Available
5	8,500	790	Available
6	5,000	465	Available
7	15,000	1,394	Available
8	10,000	929	Available

TENURE

Buildings are available by way of a new full repairing lease for a term of years to be agreed or for sale on a freehold basis.

TERMS

Upon application

LEGAL COSTS

Each party will be responsible for their own legal costs

VAT

All prices and rentals quoted are exclusive of but may be liable to VAT

VIEWING

The site can be viewed from the highway.

FUTHER INFORMATION

Please contact the joint agents

Legat Owen

Stephen Wade scw@legatowen.co.uk

Mark Diaper markdiaper@legatowen.co.uk

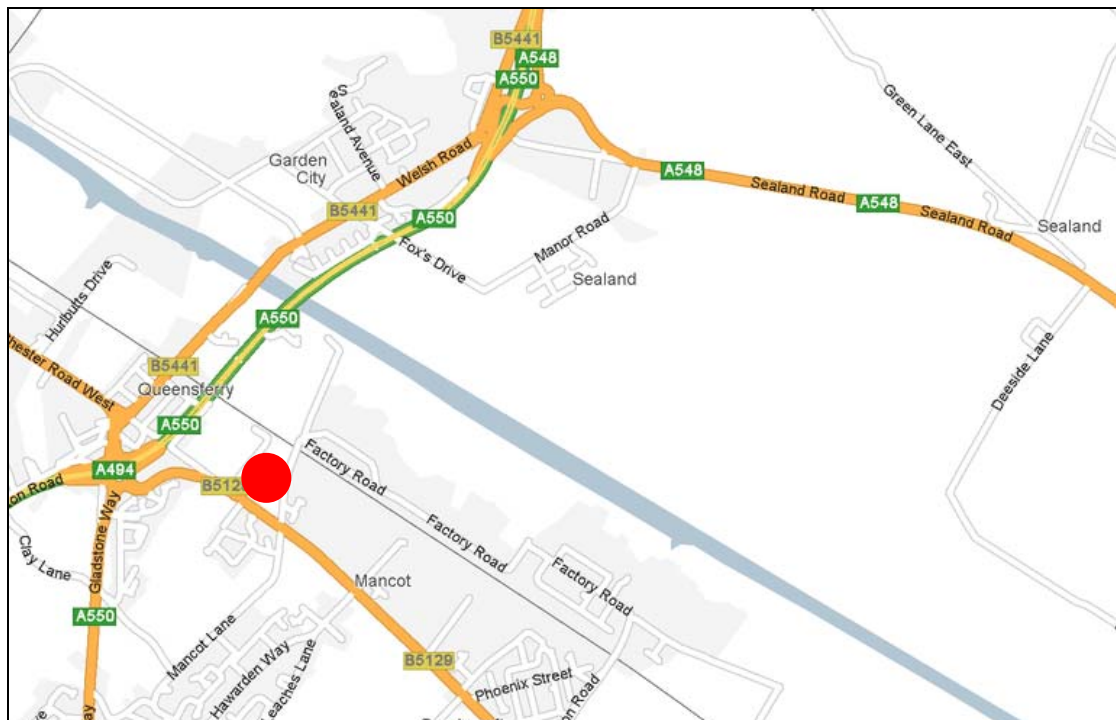
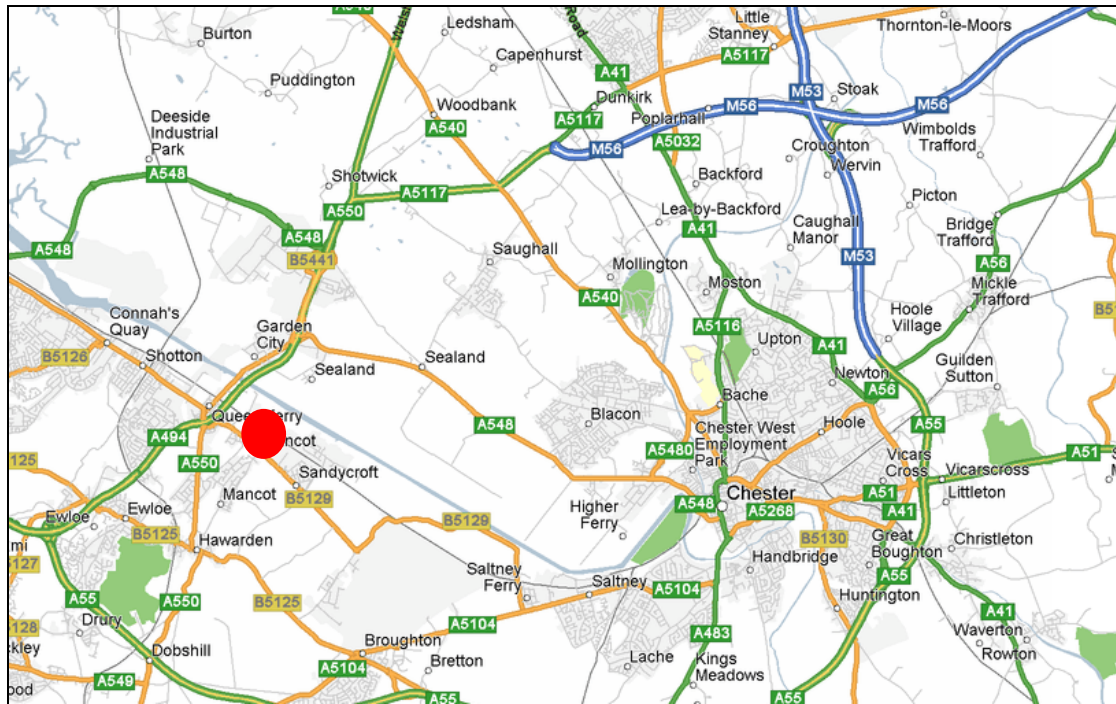
Or Lamont

Neil Lamont nlamont@lamonts.co.uk

Matthew Pochin mpochin@lamonts.co.uk



LOCATION

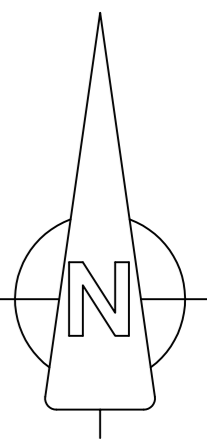


Legat Owen
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LAMONT
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Notes

Rev	Detail	Date	By	Check



Building Consultancy

Project
New Build
Chemistry Lane
Queensferry

Client
???????

Title
Master Plan

File: 04A300197

AutoCAD Ref:
Plan:04000autocad

Drawing: 01 Revision

Scale: 1:500@A3 29.06.07 Date

Drawn: J028 6F Checked

Plotted: 29.06.07



International Property Advisers
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