

WAREHOUSE PREMISES
108 TENTH AVENUE
ZONE 3
DEESIDE, CH5 2UA



TO LET/MAY SELL
New warehouse facility
Fully racked
Excellent loading yard
Good quality offices
3,080 sq m (32,797 sq ft)

LOCATION

Deeside is located approximately 6 miles to the North West of Chester, 16 miles south of Liverpool and 42 miles west of Manchester.

The area has a good road infrastructure with connections to North Wales via the A55 and the National Motorway Network via the M56 and M53.

Deeside Industrial Park is one of the most significant industrial locations in the North West.

Please refer to location plan

DESCRIPTION

The property comprises a recently constructed purpose built industrial/warehouse and office property, constructed of steel portal frame, clad with insulated plastic coated sheeting, beneath a pitched roof of similar material, incorporating approximately 15 % roof lights.

A dedicated pedestrian access will be provided, this will lead to the office accommodation and also warehousing/production area.

The industrial area is accessed via two substantial electrically operated insulated sectional up and over doors, together with pedestrian accesses.

The property has been recently constructed and provides clear open plan floor space with substantial racking in place, which is available for the occupiers use.

Office Accommodation

A dedicated part of the building has been sub divided, and high quality office accommodation provided at ground floor level, reception area leading to open plan offices, part sub divided, kitchen area, and ancillary accommodation, together with a large conference room.

Extensive male/female and disabled lavatory accommodation is provided.

Floor plans are available upon request.

ADDITIONAL PREMISES

Please note that additional premises within the same ownership can be made available, this providing a total site area of 54,463 sq ft (5,060 sq m)

ACCOMMODATION/AREAS

The property has been measured in accordance with RICS Guidelines on a Gross Internal Area as follows.

Rear Warehouse Complex		
Warehouse A		
Offices	414.16	4,458
Warehouse	937.96	10,064
	1,352.12	14,522
Mezzanine	444.16	4,458
Total GIA of Warehouse A	1,796.28	18,980
Warehouse B		
Warehouse	1,283.62	13,817
TOTAL GIA	3,080	32,797

Height to haunch	5.3 m
Height to eaves	6 m
Height to apex	9.14 m

RENTAL

£150,000 per annum.

PURCHASE PRICE

On application.

LEASE

The property is available To Let upon a Full Repairing & Insuring lease for a term to be agreed to include rent reviews.

RATES

Interested parties are advised to contact the Agents for further information.

SERVICES

Mains water, electricity and drainage is available to the property, subject to statutory regulations.

VAT

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

EPC

EPC Certificates are in the course of preparation.

LEGAL COSTS

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

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.

VIEWING

Strictly by appointment through the sole agents Beresford Adams Commercial, Chester 01244 351212. Ref: JUNE18

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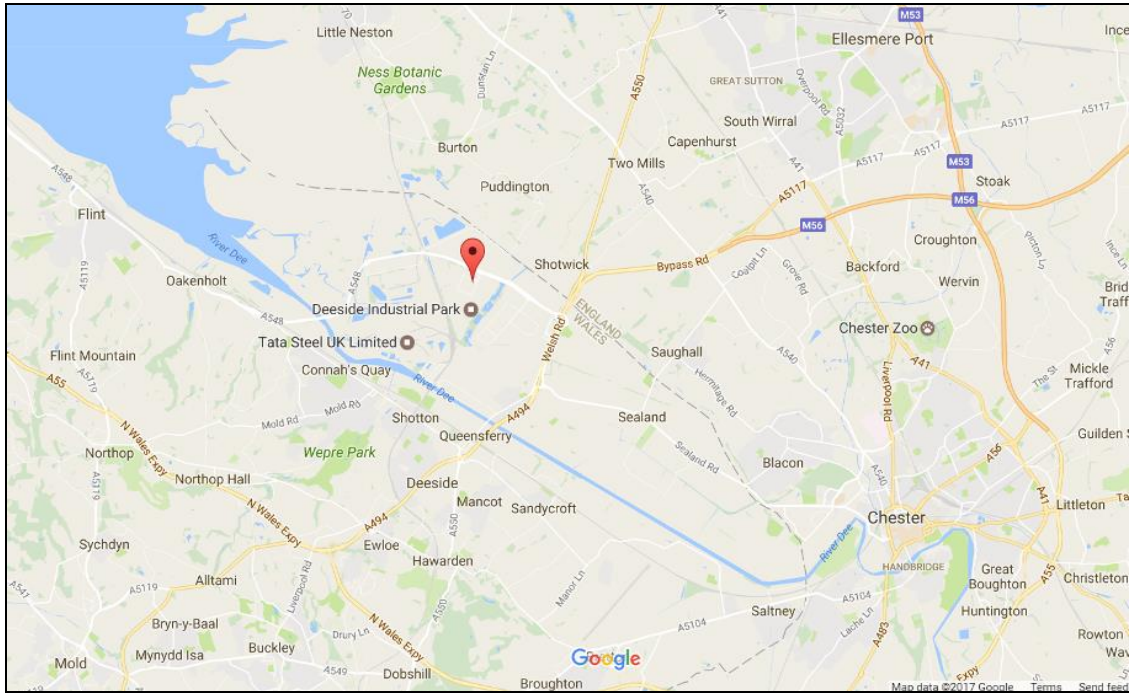
SUBJECT TO CONTRACT











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