

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



**SECOND AVENUE, DEESIDE INDUSTRIAL PARK,
DEESIDE, CH5 2NX**

PRODUCTION FACILITY
WITH HIGH BAY WAREHOUSE

35,931 SQ FT - 82,062 SQ FT

(3,338 SQ M - 7,623 SQ M)

ON A SITE OF 4.65 ACRES
CAPABLE OF SUB DIVISION



DESCRIPTION

The property comprises a production facility with ancillary offices and modern high bay warehouse with both buildings linked via a canopy.

Externally the site benefits from hard standing which provides access and loading to both properties. A dedicated parking area has been constructed to the rear of the premises

The production facility is of steel framed construction with the following specification:

- Profile metal clad elevations and roof
- Eaves height approximately 5.6m
- Concrete floor
- Fluorescent strip lighting
- 3 x level loading doors

The first floor offices are fitted out to the following specification:-

- Suspended ceilings with recessed lighting
- Carpeted floors
- Double glazed windows
- Gas fired central heating system

The high bay warehouse is has the following specification:

- Steel portal frame with profile metal clad walls and roof
- Eaves height approximately 9.3m
- 3 x dock level loading
- 1 x level loading doors
- High bay lighting

SERVICE CHARGE

A service charge may be applicable for the common areas

ACCOMMODATION

We have been provided with the following gross internal floor areas.

Unit 1

GF Office	4,380 sq ft	(407 sq m)
FF Office	4,380 sq ft	(407 sq m)
Warehouse	32,497 sq ft	(3,019 sq m)
Canopy	4,874 sq ft	(453 sq m)
Total	46,131 sq ft	(4,285 sq m)

Unit 2

GF Office	997 sq ft	(93 sq m)
Warehouse	34,934 sq ft	(3,245 sq m)
Total	35,931 sq ft	(3,338 sq m)

GRAND TOTAL: 82,062 sq ft (7,623 sq m)

Site Area: 4.65 acres 1.88 hectares

FINANCIAL ASSISTANCE

Deeside is situated within a Tier II Grant Assisted Area and qualify projects may be eligible for grant support.



Deeside Enterprise Zone

Deeside Enterprise Zone in Flintshire, North Wales, is a modern, high skills driven area with ambitions to be recognised as a centre for advanced technological excellence on a world scale.

If you have an enquiry about Deeside Enterprise Zone, please visit:

<https://business.wales.gov.uk/enterprisezones/enterprise-zone-locations/deeside/about-deeside-zone>

Telephone: +44 (0)3000 6 03000



RATEABLE VALUE

Unit 1 - £167,000

Unit 2 - £133,000

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs.

TERMS

The property is available To Let by way of a new lease on a full repairing and insuring basis at a rental

RENT

On application

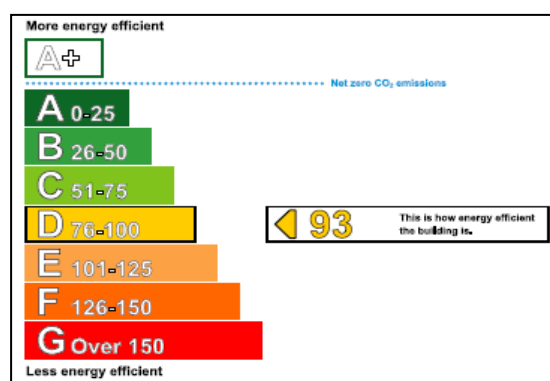
VIEWINGS

Strictly by prior appointment with the agent
Legat Owen

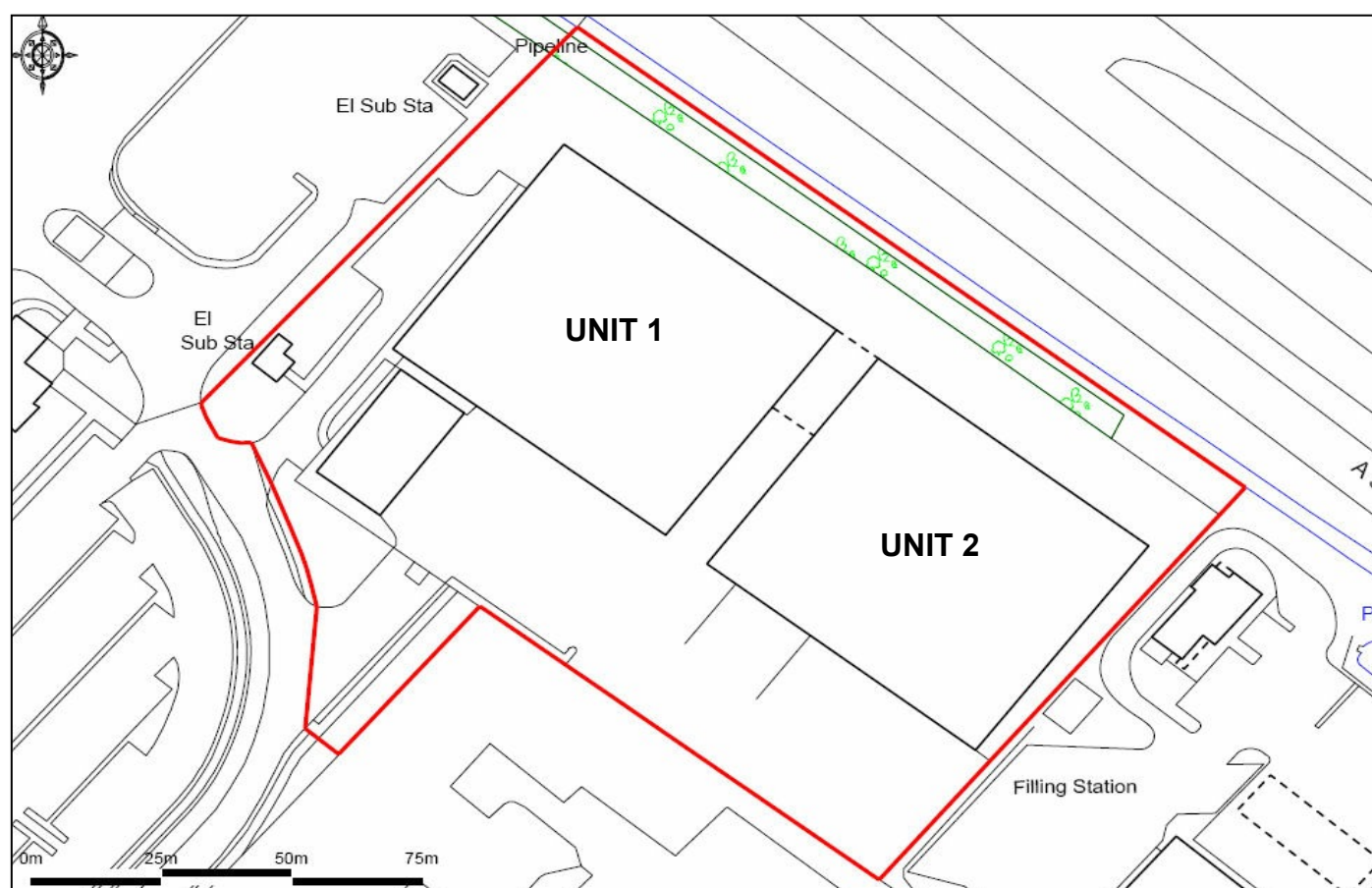
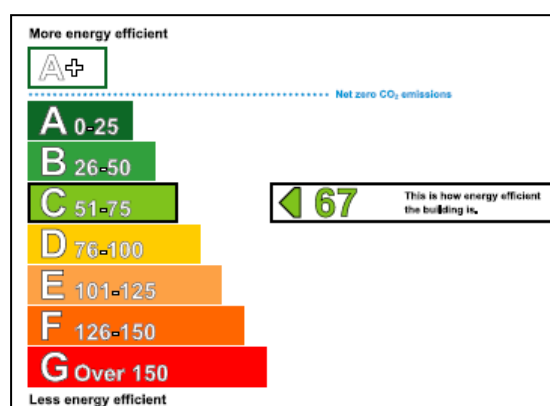
Mark Diaper - markdiaper@legatowen.co.uk

ENERGY PERFORMANCE CERTIFICATE

Unit 1

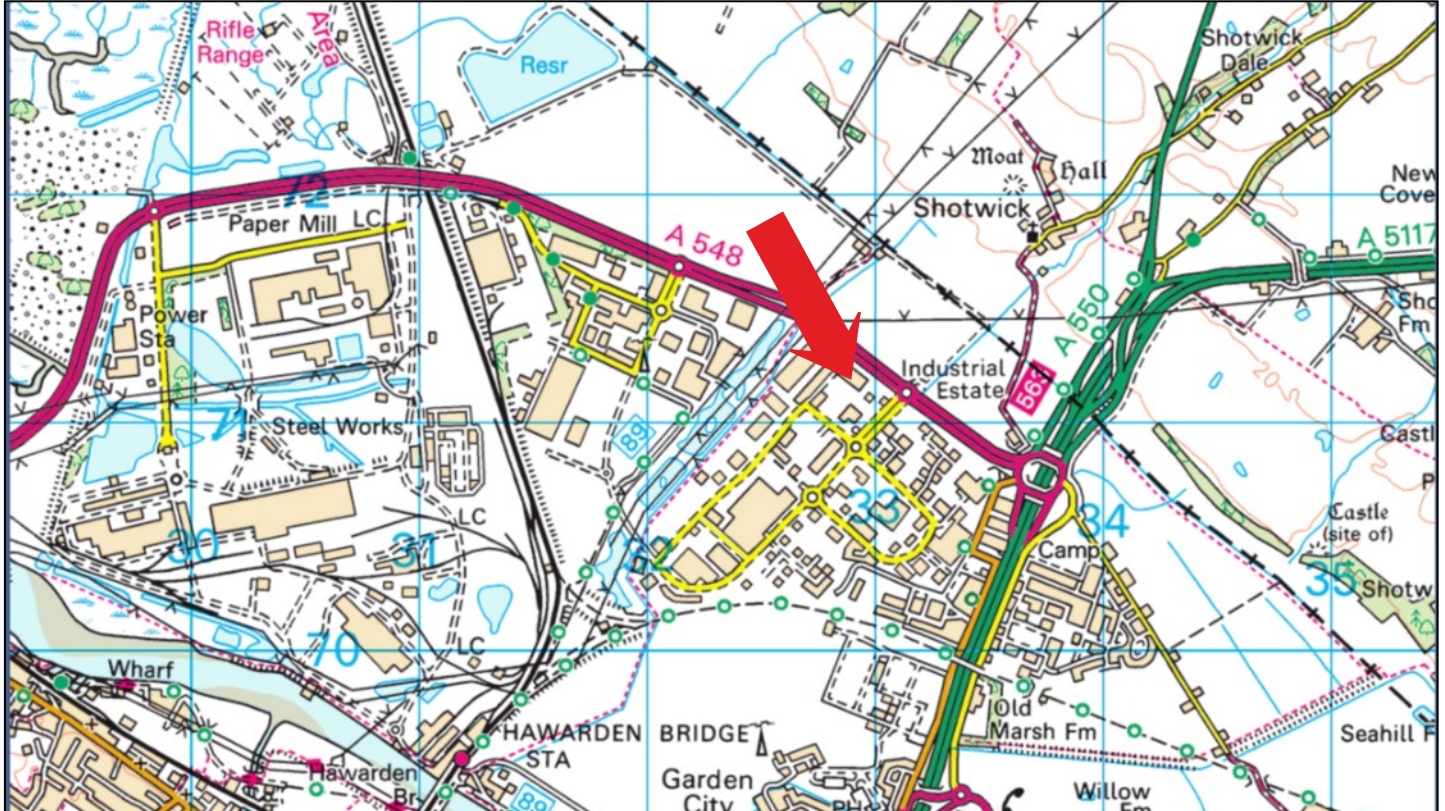
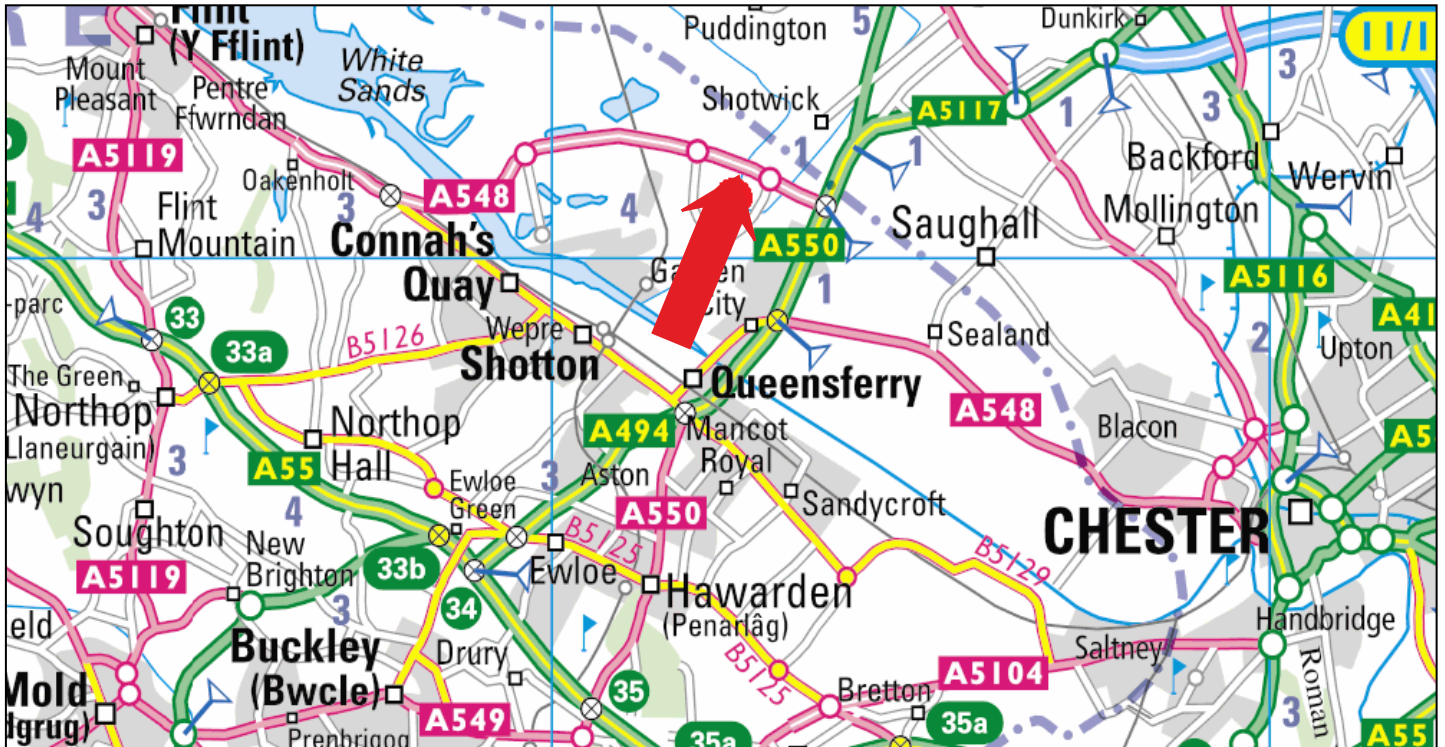


Unit 2



LOCATION

The unit is located on Second Avenue within Zone 2 of the Deeside Industrial Park, North Wales. Second Avenue provides direct access on to Parkway which in turn leads to the A548 and A550. Both the M56 and M53 motorways are situated close by and hence the estate is ideally placed to serve the North Wales and North West Areas.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. November 2018