

TO LET

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**UNIT C3, TENTH AVENUE, DEESIDE INDUSTRIAL PARK,
ZONE 3, DEESIDE, CH5 2UA**

MODERN INDUSTRIAL /
WAREHOUSE UNIT

**3,097 SQ FT
(287.7 SQ M)**

SITUATED WITHIN THE
DEESIDE ENTERPRISE ZONE



DESCRIPTION

The unit comprises a modern mid terraced industrial/warehouse unit of steel portal frame construction clad with profile steel sheet cladding to the elevations and roof which incorporates translucent panels.

Servicing is provided by way of an up and over sectional loading door to the front elevation with separate glazed personnel access.

The premises benefit from office, kitchen and w.c. facilities to the rear of the unit to ground and first floor.



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



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the gross internal floor area to be.

Ground floor office	428 sq ft	39.79 sq m
First floor office	428 sq ft	38.79 sq m
Warehouse	2,241 sq ft	208.18 sq m
Total	3,097 sq ft	287.76 sq m

TENURE

The property is available on a new lease for a term of years to be agreed by negotiation.

RENT

£17,000 per annum.

RATEABLE VALUE

According to the VOA web site the property has a rateable value of £11,750.

SERVICE CHARGE

A service charge is payable for the common parts of the estate.

