ACORN BUSINESS VILLAGE FLINT, CH6 5YN







MODERN OFFICE BUILDINGS WITH ON-SITE CAR PARKING

TO LET



LOCATION

Acorn Business Village is located in a prominent position on the successful and well-established Aber Park development in Flint. Access to the A55 North Wales expressway is within a few miles, which provides easy dual carriageway access to North Wales and the M56 / M53.

DESCRIPTION

The Acorn Business Village comprises a development of detached modern office buildings of traditional brick construction under pitched tiled roofs. Generous on-site car parking is arranged within a mature landscaped setting providing a very pleasant working environment.

The buildings provide modern functional open plan office space finished to a good modern specification to include:-

- Full suspended ceilings
- Carpets throughout
- Perimeter trunking
- Fully fitted kitchen
- Full double-glazing
- · Gas fired central heating
- Excellent private allocated car parking

TERMS

Each building is available to let by way of a full repairing and insuring lease for a term to be negotiated.

RENT

On application

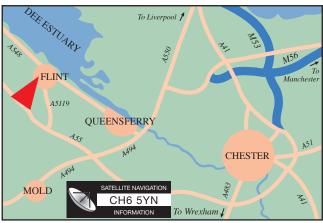
GRANTS

The development benefits from being situated within a regionally assisted area and eligible companies may qualify for grant assistance.

VIEWING

Strictly by private appointment with the sole agent Legat Owen.

SUBJECT TO CONTRACT SEPTEMBER 2009











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.

Acorn Business Village Flint CH6 5YN

Building	Size (Sq. Ft.)	Rent	Budget Service charge + insurance	Car Parking	Rateable Value & Rates Payable	EPC	Status
1	3,410	£30,000	£3,000	16	£28,000 / £14,000	C, 63	Available
2	2,379	£21,000	£2,200	12	£17,000 / £8,500	C, 60	Available
7	1,484	£12,000	£3,093.62	TBC	£12,500 / £6,237	C, 71	Available

28 September 2017

Further information available from the sole agent Legat Owen, ref -

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