

**ACORN BUSINESS VILLAGE  
FLINT, CH6 5YN**



**MODERN OFFICE BUILDINGS  
WITH ON-SITE CAR PARKING  
TO LET**

**Legat Owen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

## 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



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## 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 -

[WillSadler@legatowen.co.uk](mailto:WillSadler@legatowen.co.uk)

01244 408 219

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