

parkway

business centre

Sixth Avenue
Deeside Industrial Park
Deeside, North Wales CH5 2LE

INDUSTRIAL UNITS TO LET

2,271 - 4,870 sq ft

(210.98 - 452.44 sq m)



LOCATION

Parkway Business Centre is situated on Sixth Avenue close to its junction with Parkway in the heart of the Deeside Industrial Park, which is now recognised as one of the premiere locations for business in the North West region.

DESCRIPTION

The property comprises ten industrial units arranged around a central courtyard. The units, range from 2,271 sq ft (210.98 sq m) to 4,870 sq ft (452.44 sq m) and total 31,932 sq ft (2,966.58 sq m). Each is of steel portal frame construction with profiled insulated cladding to the elevations and roof.

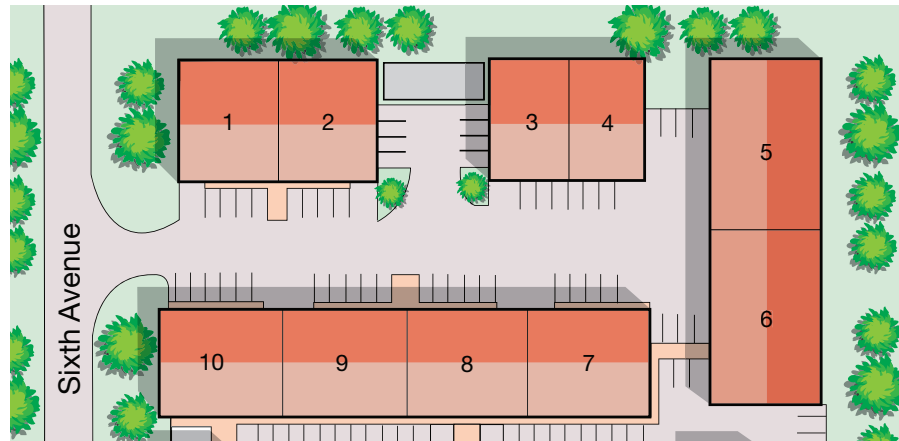
The industrial/warehouse units lend themselves to either manufacturing, storage or distribution uses.

Features include:

- Sectional loading doors
- Provision for three phase electricity
- Mains gas
- Eaves height 4.9 metres (16 ft)
- Ample parking and servicing areas

AVAILABILITY

Units can be taken individually or on a combined basis. For details of current availability please contact the agents.



COMMUNICATIONS

Deeside Industrial Park is accessed directly off the A550 (T) which provides a dual carriageway link to Junction 16 of the M56 approximately 2 miles to the east. To the west, the A550 (T) links with the A55 (T) which provides a dual carriageway route across North Wales to the Port of Holyhead.

Chester City Centre is situated approximately 7.5 miles to the east and is approached by the A548 Sealand Road.

SERVICE CHARGE

Service charge is levied for management and maintenance of common areas of the estate and provision of common services.

ENERGY PERFORMANCE CERTIFICATES

Available on request.

VAT

All sums due to the landlord are subject of the addition of VAT.

VIEWING

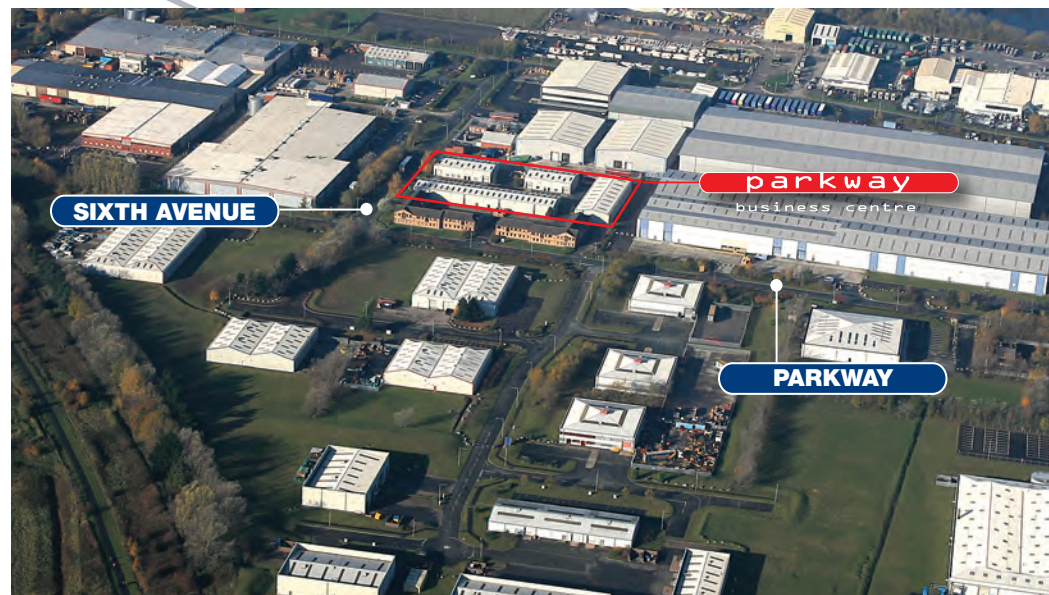
By appointment with the joint agents.



TRAVEL DISTANCES

	Distance	Time
Chester	7.5 miles	18 mins
Warrington	23 miles	32 mins
Liverpool	15 miles	31 mins
Manchester	42 miles	56 mins
Birmingham	98 miles	1 hr 51 mins
London	211 miles	3 hrs 55 mins

Source AA Route Planner



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Misdescription Act

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