



## HIGH SPECIFICATION OFFICE BUILDING FOR SALE/TO LET



- C.60 PARKING SPACES
- PARTITIONED AND OPEN PLAN SPACE
- SECURE SITE
- TWO STOREY OFFICE ACCOMMODATION
- COMFORT COOLING
- SUSPENDED CEILING

- CATEGORY 2 VDU COMPATIBLE LIGHTING
- LEVEL 3 COMPARTMENTAL TRUNKING
- 2X KITCHENETTES
- DISABLED WC FACILITIES
- PASSENGER LIFT

**8,862 SQ FT**  
(823.33 M<sup>2</sup>)

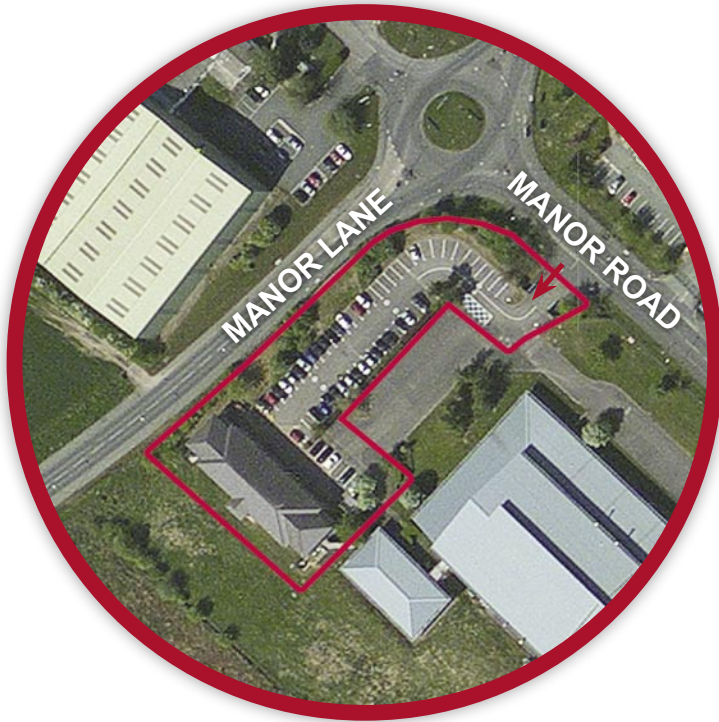
**FRANCIS SMITH HOUSE  
MANOR ROAD  
HAWARDEN  
CHESTER CH5 3PJ**

## Location

Francis Smith House is located within Hawarden Business Park, 3 miles from the inter-section of the A55 North Wales Expressway and Chester Road providing access to the M53/M56 motorways.

Hawarden Business Park lies approximately 7 miles to the west of Chester and is situated close to the Airbus Broughton facility and Hawarden Airport.

Broughton Retail Park is in close proximity and provides both retail and leisure amenities including a Tesco store.

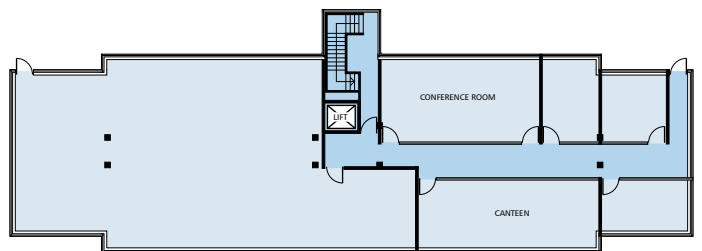
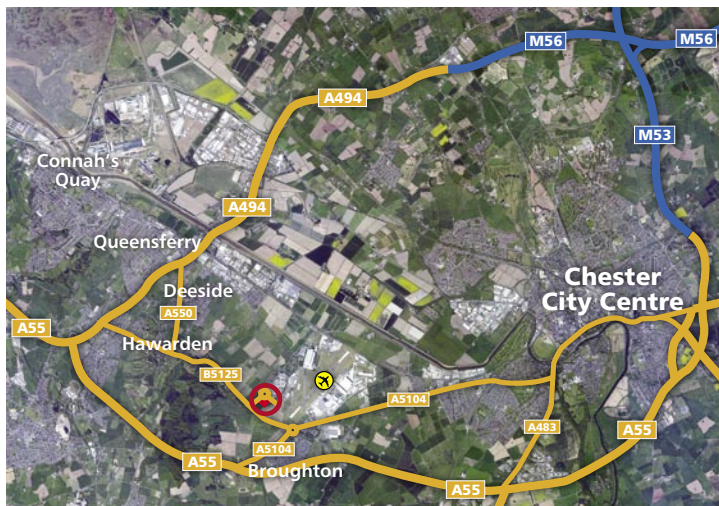


## Description

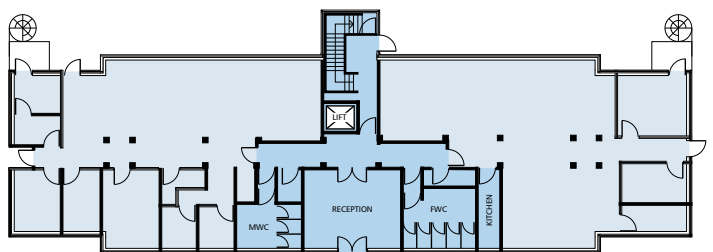
An attractive, two storey steel framed detached office building set in secure grounds with parking to the front. The property is clad with traditional brickwork incorporating stone dressing with powder coated, double glazed aluminium windows under a tiled roof.

## Accommodation/Areas

Ground Floor	4,157 sq ft	386.18m <sup>2</sup>
First Floor	4,705 sq ft	437.15m <sup>2</sup>
<b>Total</b>	<b>8,862 sq ft</b>	<b>823.33m<sup>2</sup></b>



First Floor Plan



Ground Floor Plan

**Business Rates** Rateable value - £50,500 (2010 rating list). Enquiries should be directed to Flintshire County Council on 01244 536 458.

**Rent** On application.

**Purchase Price** Long leasehold - on application.

**Legal Cost** Each party will be responsible for the payment of their own legal cost incurred in any transaction.

**VAT** Purchase price/rent will be liable for VAT.

**EPC** Available on request.

## Viewing and Further Information

By appointment through Agents:



**Sales Enquiries**  
**Tracy Cooper, GL Hearn**  
 D +44 (0)161 829 7815  
 M +44 (0)7827944642  
 tracy.cooper@glhearn.com



**Letting Enquiries**  
**Tom Creer, Beresford Adams**  
 D +44 (0)1244 357 069  
 M +44 (0)7775812796  
 tom.creer@bacommercial.com

**This property sits within Deeside Enterprise Zone**  
<https://businesswales.gov.wales/enterprisezones/zones/deeside>

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