

PRELIMINARY ANNOUNCEMENT

# TO LET

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



**Unit 1 Deeside Point, Tenth Avenue, Deeside Industrial Park,  
Zone 3, Deeside, Flintshire, CH5 2UA**

**DETACHED  
MODERN INDUSTRIAL/  
WAREHOUSE UNIT**

**25,099 SQ FT  
(2,332 SQ M)**

- CLEAR SPAN WAREHOUSE
- EAVES HEIGHT 8 METRES
- FULLY FITTED GROUND FLOOR OFFICES
- FULLY FENCED SECURE SITE



## DESCRIPTION

Unit 1 Deeside Point was built in 2007 to an exacting specification with features which include:-

- Steel portal frame construction with insulated profile steel sheet cladding incorporating translucent roof lights.
- Fully fitted ground floor offices providing a mixture of both open plan and private meeting rooms with potential to expand to first floor
- Staff kitchen
- Clear span warehouse
- Eaves height 8 metres
- 2 Electrically operated sectional loading door in the front elevation
- 3 phase power supply
- Fully fenced secure site
- 40 car spaces
- Generous service yard

## ACCOMMODATION

The accommodation is measured in accordance with the RICS Code of Measuring Practice 6th Edition:-

Offices	1,824 sq ft	169 sq m
Warehouse	23,375 sq ft	2162 sq m
<b>Total</b>	<b>25,099 sq ft</b>	<b>2,331 sq m</b>

## RATEABLE VALUE

The property will be reassessed for rates when the current tenant vacates.

## TENURE

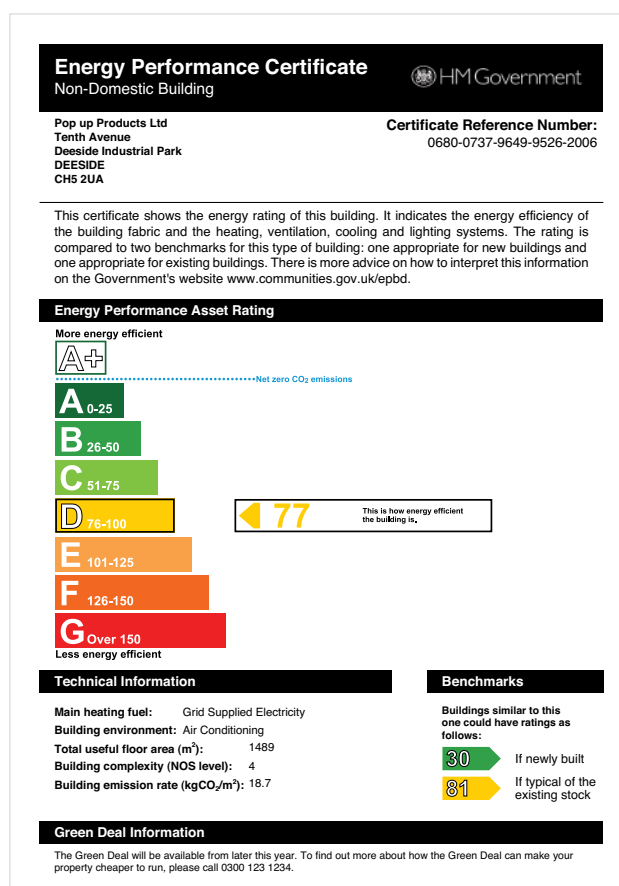
The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed by negotiation.



## RENT

Upon application.

## EPC



## SERVICE CHARGE

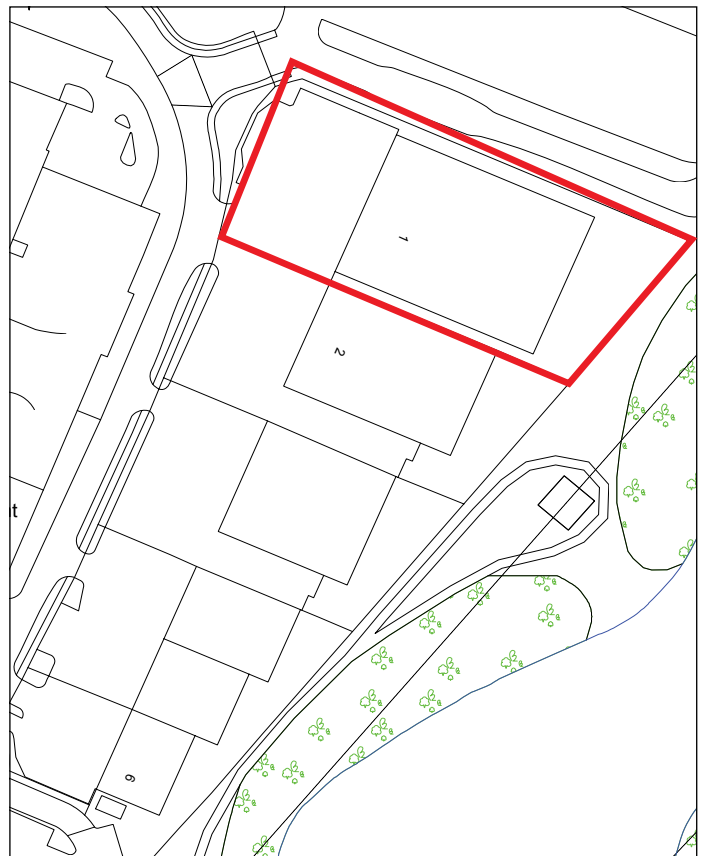
A service charge is levied for the maintenance and upkeep of the common parts of the Deeside Point development. Further details are available upon request.





## GRANT ASSISTANCE

Deeside is situated within a Tier 2 Grant Assisted area and qualifying projects may be eligible for grant support. For further details contact Welsh Government.





## LOCATION

Deeside Industrial Park is situated in Flintshire in North East Wales. The Park is recognised as one of the most successful industrial locations within the region with nearby occupiers including Iceland Frozen Foods, Tata, Convatec, UPM Kymmene, Toyota and TI Automotive Systems.

The Park benefits from excellent road communications lying alongside the A550(T) dual carriageway which provides a direct route to Junction 16 of the M56 approximately 2 miles to the North East. Chester lies approximately 7 miles to the east and Liverpool approximately 16 miles to the north.

The subject property is situated at the eastern end of Tenth Avenue on Zone 3 of Deeside Industrial Park.

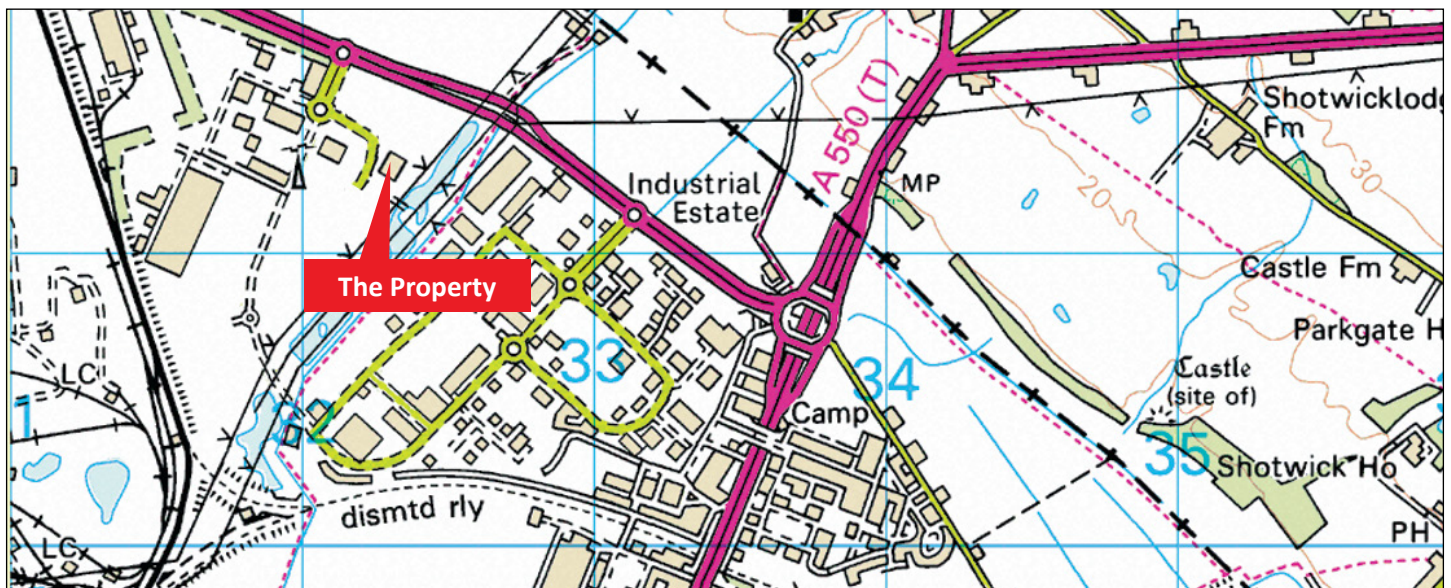
## VIEWING

Strictly by prior appointment with the sole agents Legat Owen:

**Stephen Wade**  
stephenwade@legatowen.co.uk

**Mark Diaper**  
markdiaper@legatowen.co.uk

SUBJECT TO CONTRACT



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. November 2019.

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