

TO LET

LegatOwen
CHARTERED SURVEYORS
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AVAILABLE AUGUST 2020



Unit 8, HOLLAND PARK, Factory Road
Sandycroft, CH5 2QL

A SEMI-DETACHED TRADE
COUNTER / INDUSTRIAL UNIT

2,500 SQ FT
(232.2 SQ M)

WITHIN DEESIDE ENTERPRISE ZONE



SITUATION

Holland Park comprises a development of modern, trade counter / industrial / warehouse unit.

SPECIFICATION

Unit 8 comprises the following specification:-

- Steel portal frame construction
- Profiled insulated steel sheet cladding
- Roof lights
- Electric Up & Over sectional loading doors
- Dedicated car parking
- Attractive landscaped environment
- Office/amenity block
- Glazed trade counter entrance
- Security shutters

ACCOMMODATION

Unit 8 provides an approximate gross internal area of-

GF Office 500 sq ft 46.45 sq m

FF Office 500 sq ft 46.45 sq m

Warehouse 1,500 sq ft 139.35 sq m

Total 2,500 sq ft 232.20 sq m

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£17,500 per annum

SERVICE CHARGE

A service charge may be applicable for the common areas of the estate.



ENERGY PERFORMANCE CERTIFICATE

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

51

This is how energy efficient the building is.

Net zero CO₂ emissions

VAT

The property is not elected for VAT purposes.

LEGAL COSTS

Each party will bear their own legal costs.



Deeside Enterprise Zone

Deeside Enterprise Zone in Flintshire, North Wales, is a modern, high skills driven area with ambitions to be recognised as a centre for advanced technological excellence on a world scale.

If you have an enquiry about Deeside Enterprise Zone please visit:

<https://business.wales.gov.uk/enterprisezones/enterprise-zone-locations/deeside/about-deeside-zone>

Telephone: +44 (0)3000 6 03000

VIEWINGS

Strictly by prior appointment with the sole agents Legat Owen

Mark Diaper - markdiaper@legatowen.co.uk



LOCATION

Unit 8 is part of the Holland Park development fronting Factory Road in the well established industrial area of Sandycroft approximately 6 miles to the West of Chester. The Queensferry exit of the A494 (A550) via the B5129 is 2 miles to the North West connecting to the A55 and M53 motorway.

