TO LET



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

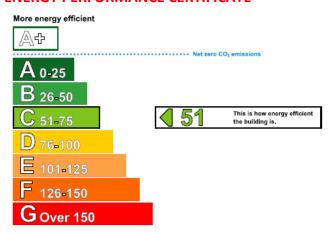
SERVICE CHARGE

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





ENERGY PERFORMANCE CERTIFICATE



VAT

The property is not elected for VAT purposes.

LEGAL COSTS

Each party will bear their own legal costs.





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.

