

UNIT 11, KINGS COURT, PRINCE WILLIAM AVENUE, SANDYCROFT, CH5 2QZ



TO LET

- Modern Prime Industrial Building- End Terrace
- Close to Airbus
- 8 dedicated car parking spaces
- B1, B2 & B8 planning consent
- 603.53 sq m (6,496 sq ft)
- Available May 2021

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

Kings Courts is accessed directly off Prince William Avenue, Sandycroft in the heart of the main employment area. The site is close to Chester Road (B5129) providing direct access to the A94 (to North Wales). The A55 via Hawarden is approximately 4 miles to the south leading to Chester and the national motorway network.

Kings Court is situated close to major occupiers in Deeside Industrial Park and Airbus at Broughton which lies just 1.4 miles (3-minute drive) from the site.

Sandycroft has attracted a number of regional occupiers in recent years including:

- Ifor Williams Trailers
- Walters Houghton
- My Yardspace
- Delta Rock Group Limited

Please refer to location plan

DESCRIPTION

Kings Court is a modern development of light industrial/warehouse/trade counter units constructed in 2015/2016 by Hollingsworth Estate.

The property has the benefit of a corner position at the entrance to the development, and comprises a self contained end terrace industrial building, constructed of steel portal frame with profile metal sheet cladding beneath a pitched roof of similar materials.

The property is accessed through reception, which features glazed windows, made secure by internal security shutters.

Internally the property provides an open plan warehouse with an eaves height of 5.72 m together with a single storey office block which features a reception, private office, kitchen and wc facilities. There is also a first-floor mezzanine suitable for additional storage.

The property is accessed through the reception area which benefits from glazed windows made secure by security shutters.

The property also has an electrically operated roller shutter door leading to a loading/parking area with 8 dedicated car parking spaces.

The roller shutter door dimensions are 3.83 m wide x 5.07 tall.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows:

UNIT	SQ M	SQ FT
11	603.53	6,496

RENTAL

£39,000 payable quarterly in advance by standing order.

LEASE

The property is available by way of a new lease upon Full Repairing and Insuring terms, for a term to be agreed.

SERVICE CHARGE

The estate is maintained to a high standard and a service charge will be levied to cover a fair proportion of the cost of maintenance and upkeep of common areas.

RATES

To be re-assessed.

EPC

The Energy Performance Asset Rating for this property is B- Certificate Reference Number: 9578-3008-0161-0304-4204.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

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AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the joint agents:

BA Commercial

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Howard Cole 07387 647578

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Legat Owen

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SUBJECT TO CONTRACT



IMPORTANT NOTICE

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- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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