

TO LET (MAY SELL)

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



UNIT 1, LIGHTWOOD GREEN INDUSTRIAL ESTATE, OVERTON, LL13 0HU

**A DETACHED
WAREHOUSE/INDUSTRIAL UNIT
INCORPORATING OFFICES AND
LOADING CANOPIES**

**3,121.42 SQ M / 33,599 SQ FT
ON A SITE OF 0.98 ACRES**



DESCRIPTION

Unit 1 comprises a detached industrial/warehouse unit of steel portal frame construction with brick elevations under a corrugated cement sheet roof which incorporates translucent panels. The unit HAS been extended to both side elevations with modern portal frame, profile clad extensions.

The unit benefits from high bay box lighting and is serviced via both roller shutter loading doors and sliding doors under a canopy.

The unit benefits from a dedicated office/staff area.

ACCOMMODATION

G/F	124.53 sq m	1,340 sq ft
F/F	74.6 sq m	803 sq ft
Unit 1	2,451.02 sq m	26,383 sq ft
Canopy	160.16 sq m	1,724 sq ft
Unit 1A	311.11 sq m	3,349 sq ft
Total GIA	2,961.26 sq m	31,875 sq ft
Total GIA plus Canopy	3,121.42 sq m	33,599 sq ft

Site Area	0.4 hectares	0.98 acres
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EPC

An EPC is in the course of preparation and will be available upon request.

RATEABLE VALUE

According to the Valuation Office Agency web site the current rateable value for the property is X.

TENURE

By way of a new lease for a term of years to be agreed. Consideration may be given to a freehold sale.

RENT

£65,000 per annum.

SERVICE CHARGE

A service charge may be applicable for the common parts of the estate. Further details are available upon application.

LEGAL COSTS

Each party are to bear their own legal costs in respect of the preparation of legal documentation.

VAT

All prices quoted are exclusive of but may be liable to VAT.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by prior appointment with the joint agents Legat Owen.

Mark Diaper - markdiaper@legatowen.co.uk

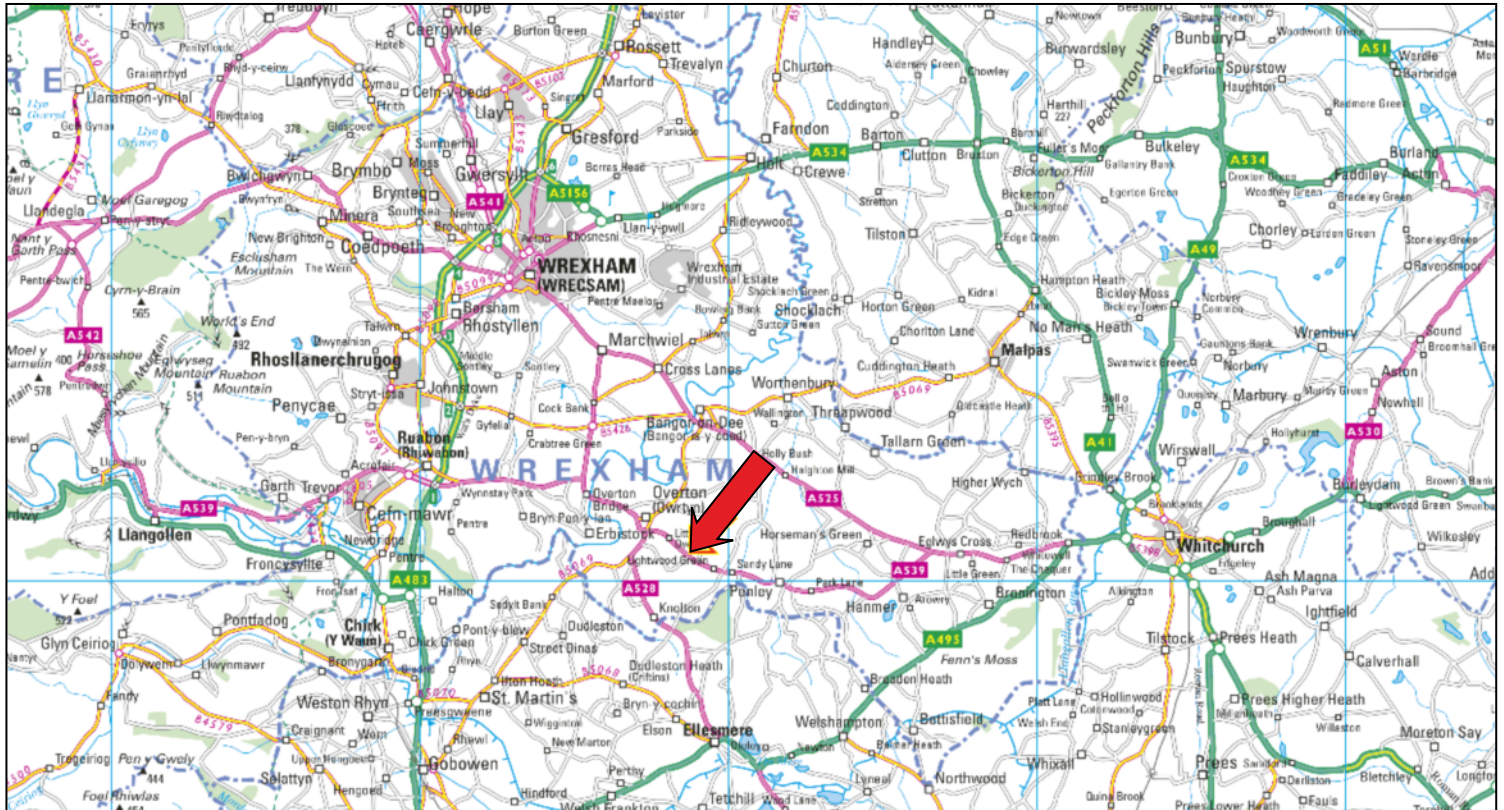
Tom Cooley - tomcooley@legatowen.co.uk

James Evans at Halls - [<james.evans@halls.gb.com>](mailto:james.evans@halls.gb.com)



LOCATION

Lightwood Green Industrial Estate is situated in Overton off the A539 which is approx. 6.5 miles from the A483. Wrexham lies approx. 8 miles to the North with Chester approx. 19 miles to the North West. The premises are located off Station Road (A539) to the South East of the Lightwood Green Industrial Estate.



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.

JANUARY 2019

SUBJECT TO CONTRACT

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