

INDUSTRIAL/WAREHOUSE UNITS
MANOR INDUSTRIAL ESTATE
FLINT
CH6 5UY



TO LET

A variety of modern industrial/warehouse units
Poplar well established industrial estate
Available immediately

LOCATION

Flint is a small North Wales coastal town situated on the west bank of the Dee Estuary and has a resident population in the order of approximately 20,000 persons. The town is approximately 15 miles to the north west of Chester and 6 miles north of Mold, 18 miles east of Rhyl and significantly, also within 3 miles of the A55 North Wales Expressway which links North Wales with the M53 and thereafter the national motorway network.

The available properties are situated on an established estate, adjacent to Holywell Road (A548) approximately 2 miles northwest of Flint Town Centre.

Please refer to location plan.

DESCRIPTION

Manor Industrial Estate comprises a development of modern manufacturing/distribution units set within a well maintained landscaped environment.

The units are built of steel frame construction clad with insulated profile steel sheet cladding.

Industrial access is provided via roller shutter doors within the front elevation, together with a separate personnel door.

The properties have the benefit of three phase electricity, wc accommodation and first floor office accommodation.

ACCOMMODATION/RENTAL

Please refer to the attached schedule.

LEASE

The properties are available on internal Repairing & Insuring leases.

SERVICE CHARGE

A service charge is levied for the maintenance of the common parts of the estate and exteriors of the units and this is calculated on the basis of 12.5% of the annual rent to cover such items as landscaping, maintenance of external parts, signage etc.

RATES

Please refer to the attached schedule.

INSURANCE

The Landlord will insure the property and recharge the premium directly to the tenant.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

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

EPC

EPC Certificates are currently in the course of preparation and will be available on request.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: AUG18

Contact Howard Cole & Fraser Crewe

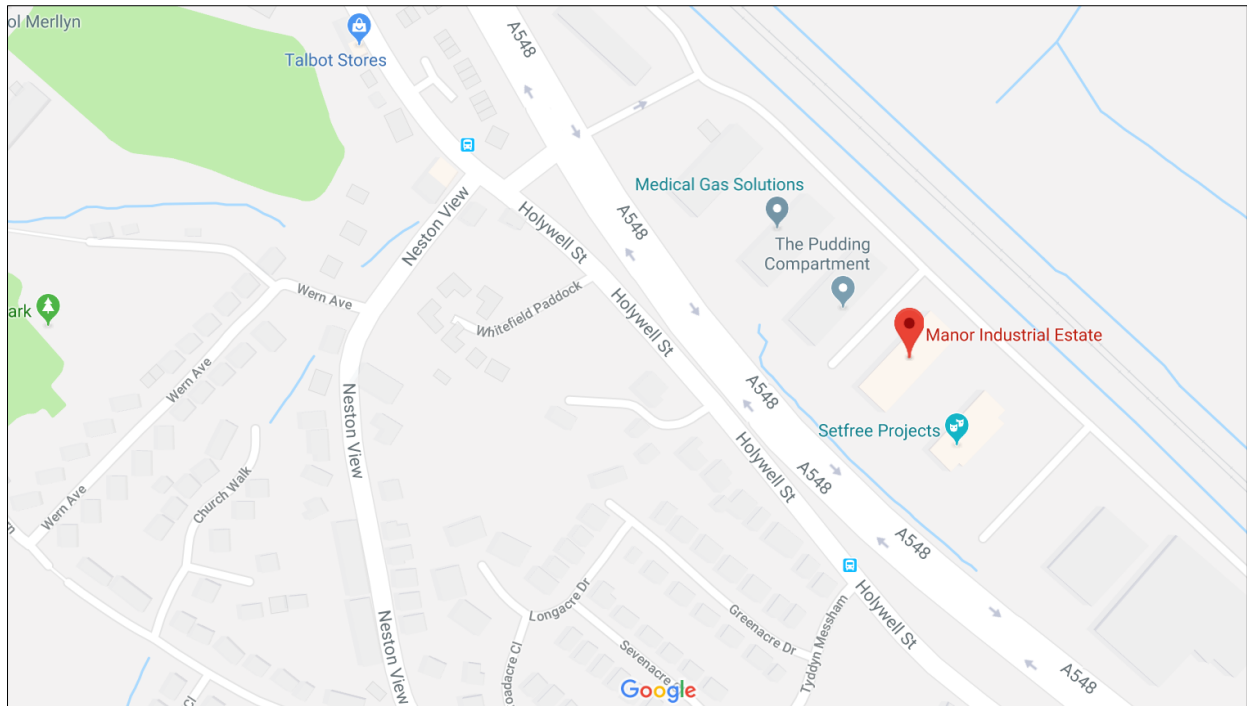
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SUBJECT TO CONTRACT

| UNIT | SQ FT | SQ M | RENT PA | RENT PCM | RV | AVAILABILITY |
|-------|-------|--------|---------|----------|-------------------|-------------------------------|
| 8 & 9 | 6,000 | 557.41 | £27,000 | £2,250 | To be re-assessed | Available end of October 2018 |
| 10 | 3,000 | 278.70 | £13,500 | £1,125 | To be re-assessed | Available 1st October 2018 |
| 12 | 3,000 | 278.70 | £13,500 | £1,125 | £11,000 | Let |
| 13 | 3,000 | 278.70 | £13,500 | £1,125 | £11,250 | Available end of October |

**Nil Rates will be payable for those occupiers benefitting from small business rate relief.
Further information is available directly from the letting agents.**



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- v. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- vi. 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.
- vii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- viii. all rentals and prices are quoted exclusive of VAT.

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