

UNIT 1 HOLLAND PARK, FACTORY ROAD SANDYCROFT, DEESIDE, CH5 2DD

TO LET

- Modern Business Unit
- Well Established Location
- 203.74 Sq M (2,193 Sq Ft)
- Designated Car Parking
- Available For Immediate Occupation



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LOCATION

Holland Park is located in the well-established industrial area of Sandycroft, approximately 7 miles to the west of Chester.

The Estate is situated within 2 miles of the Queensferry exit of the A494 (A550), which connects the M56 to the A55 North Wales Expressway.

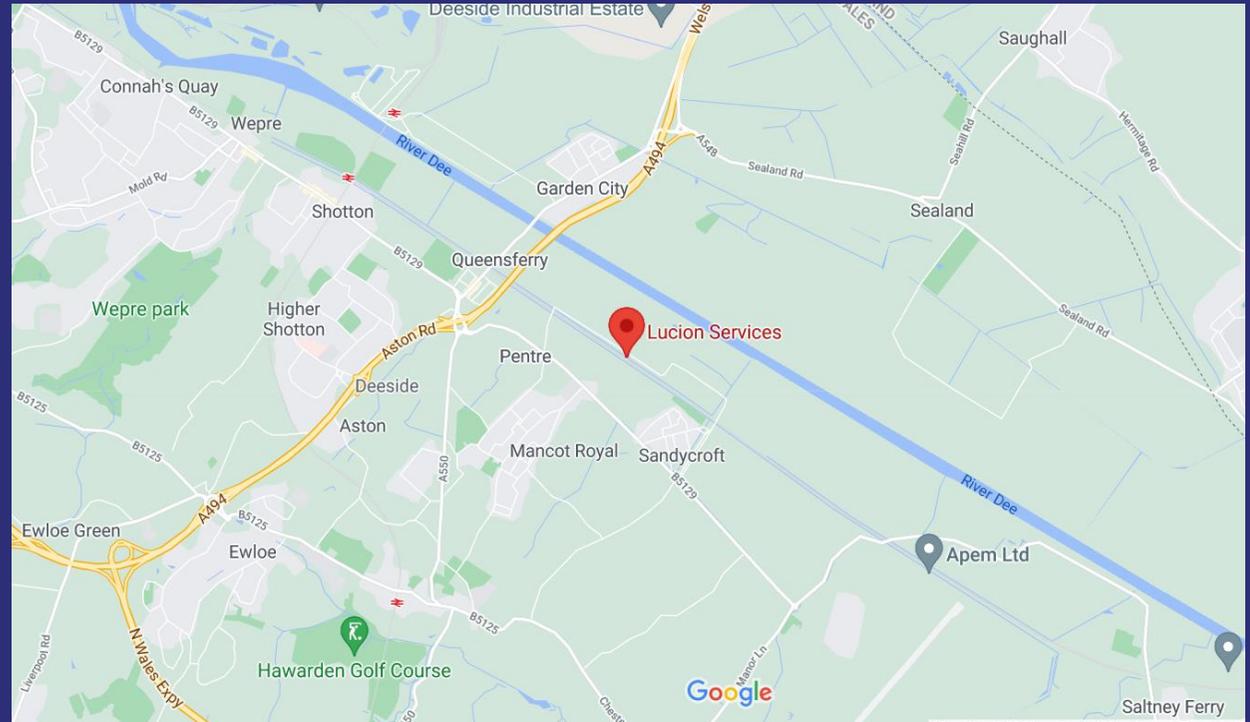
Ideally located for access to North Wales, Cheshire and The Wirral.

It should be noted that the property is located approximately 2 miles from Airbus, and is ideally located for suppliers to Airbus.

Current occupiers in the immediate vicinity are as follows:

- A J Field Electrical & Mechanical Ltd
- GEM Engineering & Maintenance Services Ltd
- GPZ Automotive
- Aber Roof Truss Ltd

Please refer to location plan.



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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DESCRIPTION

The property comprises a good quality self-contained, semi-detached industrial/warehouse building, constructed of steel frame, single pitched roof, clad with profiled steel insulated panels, the roof being clad within similar material to include translucent light fittings.

The property benefits from one electrically operated roller shutter door, kitchenette, wc facilities and ground and first floor office accommodation by way of an extensive mezzanine floor.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice, on a Gross Internal basis as follows.

ACCOMMODATION	SQ M	SQ FT
Ground	123.55	1,330
First	80.19	863.16
Total	203.74	2,193

RENTAL

£13,500 per annum exclusive.

LEASE

The property is available by way of a new lease upon Full Repairing & Insuring terms for a period of years to be agreed.

RATES

To be re-assessed

EPC

An Energy Performance Certificate is currently in the process of preparation.

SERVICES

All mains 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.

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.

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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.

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 sole agents BA Commercial, Chester 01244 351212. REF: JUNE 21
Howard Cole - howard.cole@bacommercial.com
07387 647578
Fraser Crewe - fraser.crewe@bacommercial.com



SUBJECT TO CONTRACT

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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:

- i. 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.
- ii. 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.
- iii. 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.
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