

To Let

Sixteen.

Flexible leases available



**Unit 108 Tenth Avenue,
Zone 3, Deeside Industrial Park
CH5 2UA**

- Modern warehouse
- Flexible / Short term leases available
- Fully racked – 2,166 pallet spaces
- Well established location
- 6m eaves

10,064 - 23,881 sq ft
(934.98 - 2,218.62 sq m)

For viewings or further information
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Unit 108 Tenth Avenue, Zone 3, Deeside Industrial Park, CH5 2UA

Location

The property is located in Zone 3 of Deeside Industrial Park and is situated on Tenth Avenue which is one of the main thoroughfares through Zone 3. Deeside Industrial Park is recognised as one of the most significant industrial locations in the North West. Tenth Avenue is accessed via Shotwick Road (A548) which provides direct access to the Welsh Road (A494) dual carriageway which in turn provides direct access to the M56 which is approximately 4.7 miles away to the north east of the property. The unit is approximately 6 miles to the north west of Chester, 16 miles south of Liverpool and 42 miles west of Manchester.

Description

The subject property comprises a modern warehouse unit which was built as an extension to the original Unit 108 located to the rear of the original unit. The subject property is two semi-detached warehouses of steel portal frame construction with profile metal clad elevations under a pitched profile metal clad roof which incorporates 15% roof lights. Each warehouse is accessed via an electrically operated drive in rollers shutter door and benefits from an eaves height of 6m and lighting via high bay lighting. Both Warehouse 1 and Warehouse 2 are fully racked out and there are 2,166 pallet spaces available (WH1 – 750, WH2 – 1,416). Externally there is a self-contained yard area which is approximately 0.25 acres.

Business Rates

Interested parties are advised to make their own enquiries with the relevant local authority.

EPC

We understand the property has an EPC rating of A (23). Certification available upon request.

Accommodation

The units have the following gross internal areas:

| | SQ FT | SQ M |
|-------------|--------|----------|
| Warehouse 1 | 10,064 | 934.98 |
| Warehouse 2 | 13,817 | 1,283.64 |
| Total | 23,881 | 2,218.62 |

Within Warehouse 1 there are additional ground floor offices (4,458 sq ft) and a mezzanine above (4,458 sq ft) which can be made available in whole or part subject to the deal agreed.

Terms

The units are available on short term flexible terms or alternatively our client would consider a sub-letting of the units on a longer term lease up to December 2029. The sub-lease is to be excluded from the Landlords & Tenant Act 1954.

Rental

Available on application

VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate

Legal Costs

Each party to bear their own legal costs.



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

Misrepresentation Act
Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. June 2020.