

TO LET

LegatOwen
CHARTERED SURVEYORS
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**UNIT C3, TENTH AVENUE, DEESIDE INDUSTRIAL PARK,
ZONE 3, DEESIDE, CH5 2UA**

INDUSTRIAL / WAREHOUSE UNIT

3,097 SQ FT

(287.7 SQ M)

SITUATED WITHIN THE
DEESIDE ENTERPRISE ZONE





DESCRIPTION

The unit comprises a modern mid terraced industrial/warehouse unit of steel portal frame construction clad with profile steel sheet cladding to the elevations and roof which incorporates translucent panels.

Servicing is provided by way of an up and over sectional loading door to the front elevation with separate glazed personnel access.

The premises benefit from office, kitchen and w.c. facilities to the rear of the unit to ground and first floor.

ACCOMMODATION

The property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the gross internal floor area to be.

Ground floor office	428 sq ft	39.79 sq m
First floor office	428 sq ft	38.79 sq m
Warehouse	2,241 sq ft	208.18 sq m
Total	3,097 sq ft	287.76 sq m

TENURE

The property is available on a new lease for a term of years to be agreed by negotiation.

RENT

£15,000 per annum.

RATEABLE VALUE

According to the VOA web site the property has a rateable value of £13,000.



Deeside Enterprise Zone

Deeside Enterprise Zone in Flintshire, North Wales, is a modern, high skills driven area with ambitions to be recognised as a centre for advanced technological excellence on a world scale.

If you have an enquiry about Deeside Enterprise Zone, please visit:

<https://business.wales.gov.uk/enterprisezones/enterprise-zone-locations/deeside/about-deeside-zone>

Telephone: +44 (0)3000 6 03000

or Email: businesssupport@wales.gsi.gov.uk

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

LEGAL COSTS

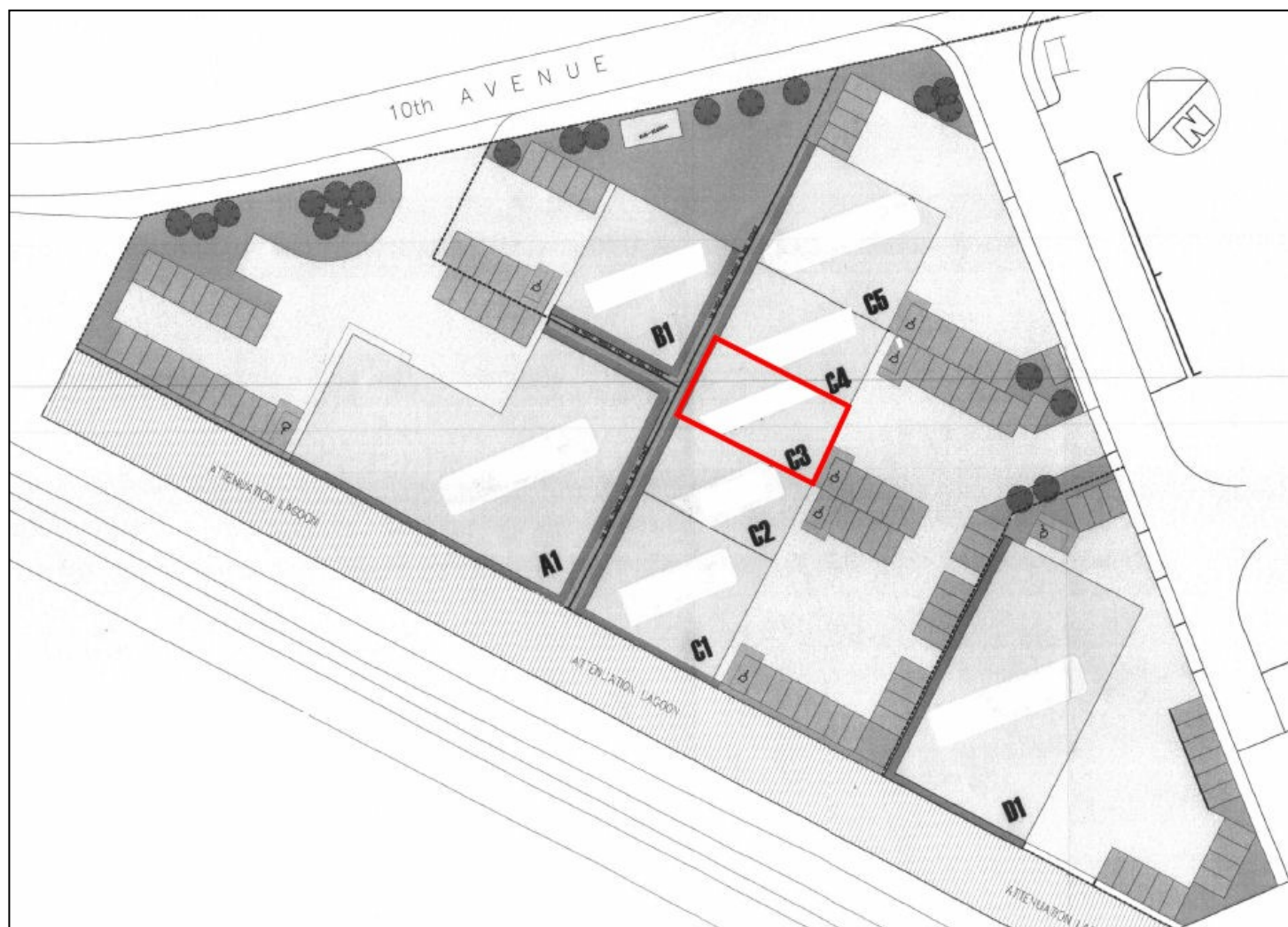
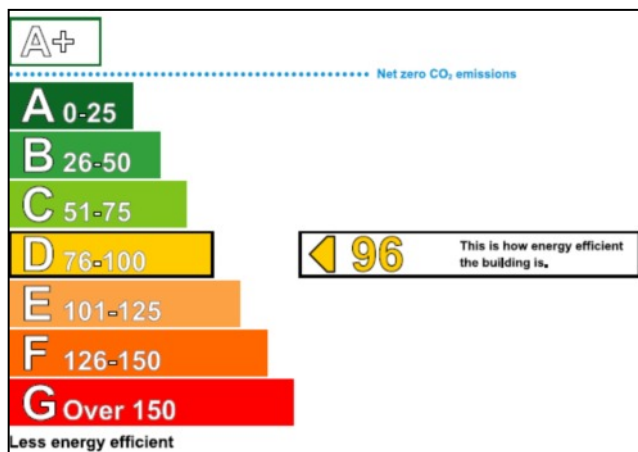
Each party will bear their own legal costs.

VIEWINGS

Strictly by prior appointment with the sole agents Legat Owen:-

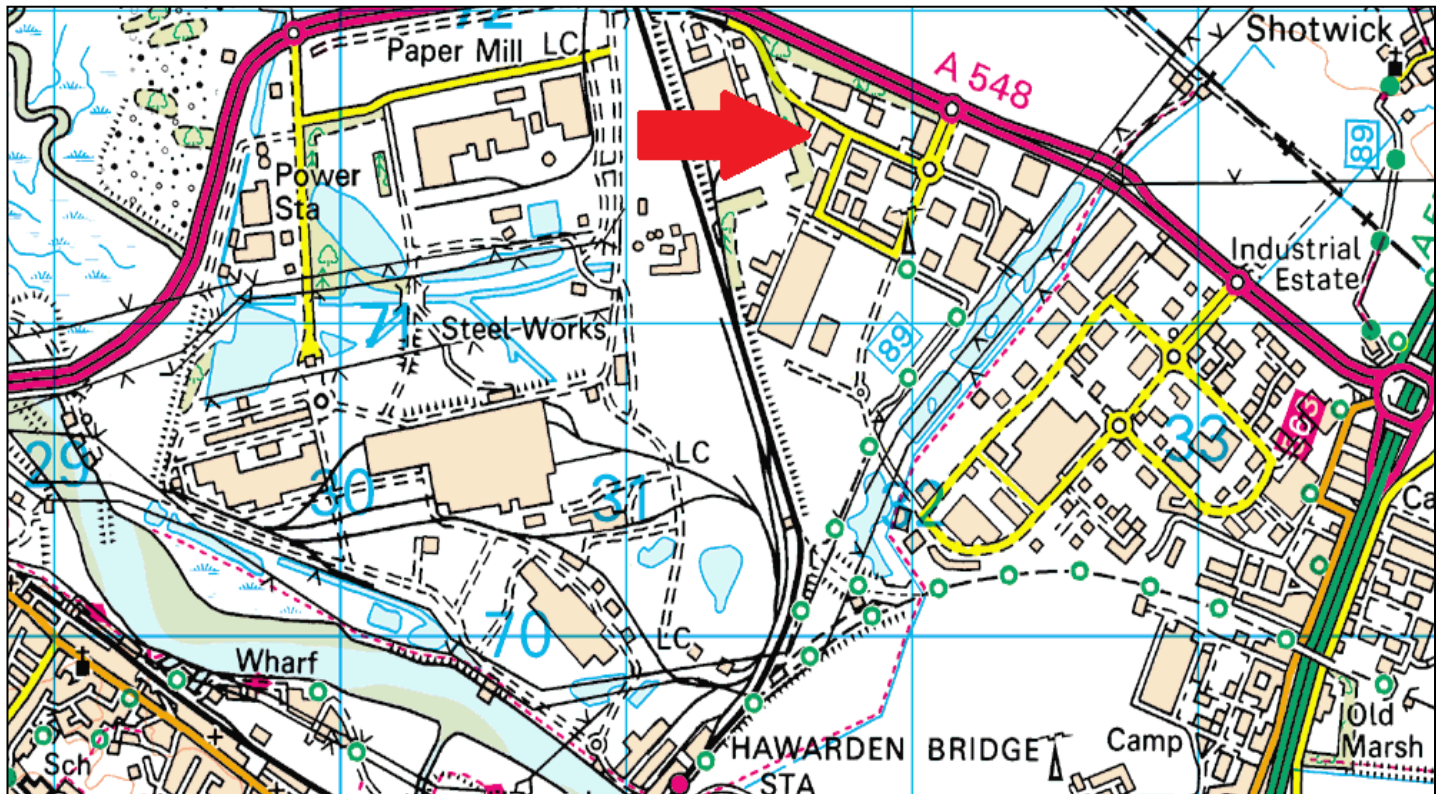
Mark Diaper - markdiaper@legatowen.co.uk

ENERGY PERFORMANCE CERTIFICATE



LOCATION

Deeside Industrial Park is situated in Flintshire in North East Wales. The Park benefits from excellent road communications lying alongside the A550(T) dual carriageway which provides a direct route to Junction 16 of the M56 approximately 2 miles to the North East. Unit C3 is situated within the heart of Zone 3 of the Deeside Industrial Park. Occupiers nearby include, Collister & Glover, Stephan UK and Wesetbridge Furniture.



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.

August, 16

SUBJECT TO CONTRACT