

REFURBISHED INDUSTRIAL UNITS, MOSTYN ROAD, HOLYWELL, CH8 9DQ



TO LET

- Refurbished Industrial Units
- Range Of Sizes
- Suitable For Various Occupiers
- Secure Site
- Available For Immediate Occupation

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

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LOCATION

The site is located alongside the A548 North Wales Coast Road, sixteen miles from North East of Chester and with ready connection to the A55 providing access to the main coastal towns including Flint, Prestatyn, Rhyl and Colwyn Bay.

Mostyn Docks are close by (3 miles) and the A548 also connects to Deeside Industrial Park via the second Dee Crossing. The M56 and the National Motorway Network and Liverpool and Manchester Airports are all within comfortable driving distances.

DESCRIPTION

The accommodation comprises a former chemical pharmaceutical research and development facility which has undergone recent refurbishments to be converted into industrial units.

The accommodation provides good quality industrial space in a variety of sizes with roller shutter doors and each unit having its own power supply.

ACCOMMODATION/RENTAL

UNIT	SIZE (SQ FT)	RENT (PCM)
1B	500	£500 plus VAT
2G	1,900	£1,450 plus VAT

LEASE

The properties are available by way of new Full Repairing and Insuring Leases, for a term to be agreed.

RATES

To be re-assessed.

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.

EPC

Energy Performance Certificates can be made available by the agents.

LEGAL COSTS

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

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.

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 agent's BA Commercial, Chester 01244 351212. REF: Nov21
Howard Cole – 07387 647578
Email: howard.cole@bacommercial.com

SUBJECT TO CONTRACT

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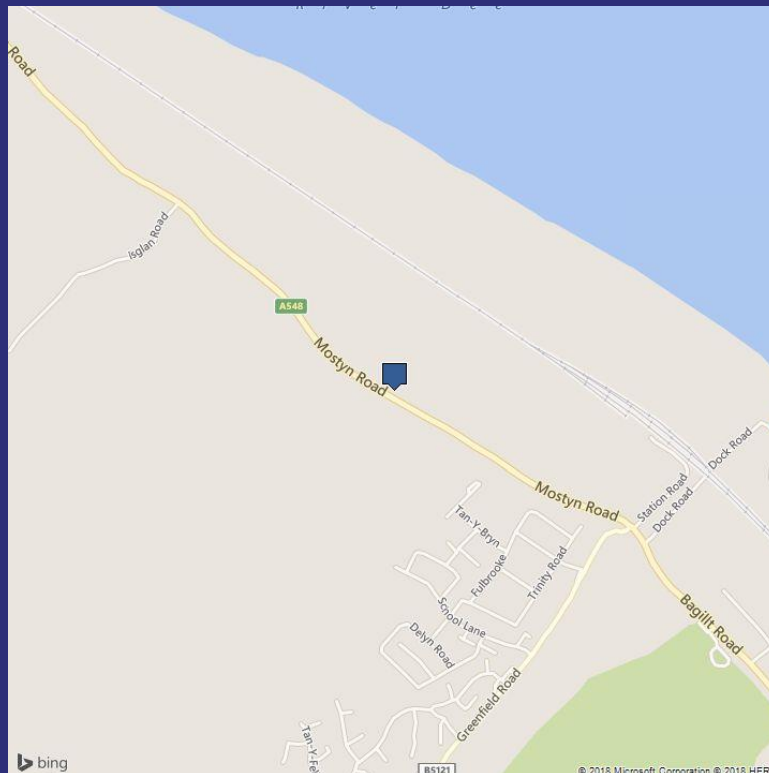
North Wales

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BA Commercial conditions under which particulars are issued:

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- 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.
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