

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



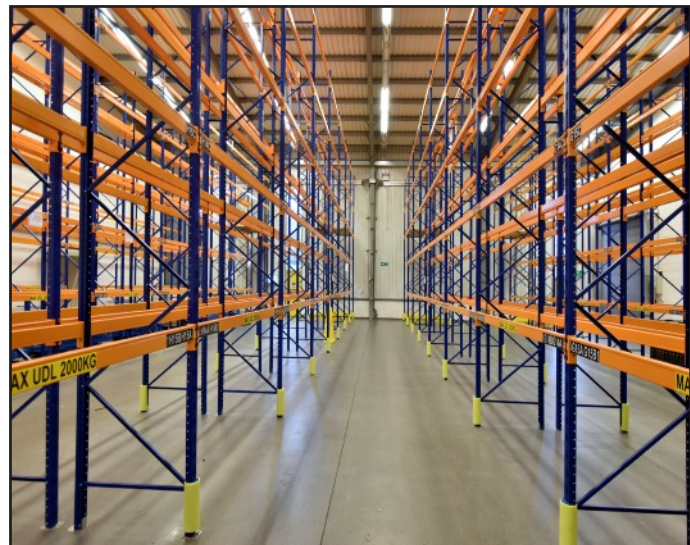
**MOSTYN ROAD, HOLYWELL,
FLINTSHIRE, CH8 9DN**

INDUSTRIAL UNITS

141 - 5,326 SQ FT

(13.1 SQ M - 494.8 SQ M)

AVAILABLE JANUARY 2019



DESCRIPTION

The unit comprises a former chemical pharmaceutical, research and development production facility which has recently been fully refurbished and divided into industrial units of varying sizes. Each unit has been fully refurbished with its own roller shutter door and access along with newly painted floors and each unit has its own power supply.

TERMS

Each unit is available by way of a new lease for a term of years to be agreed by way of negotiation.

ACCOMMODATION

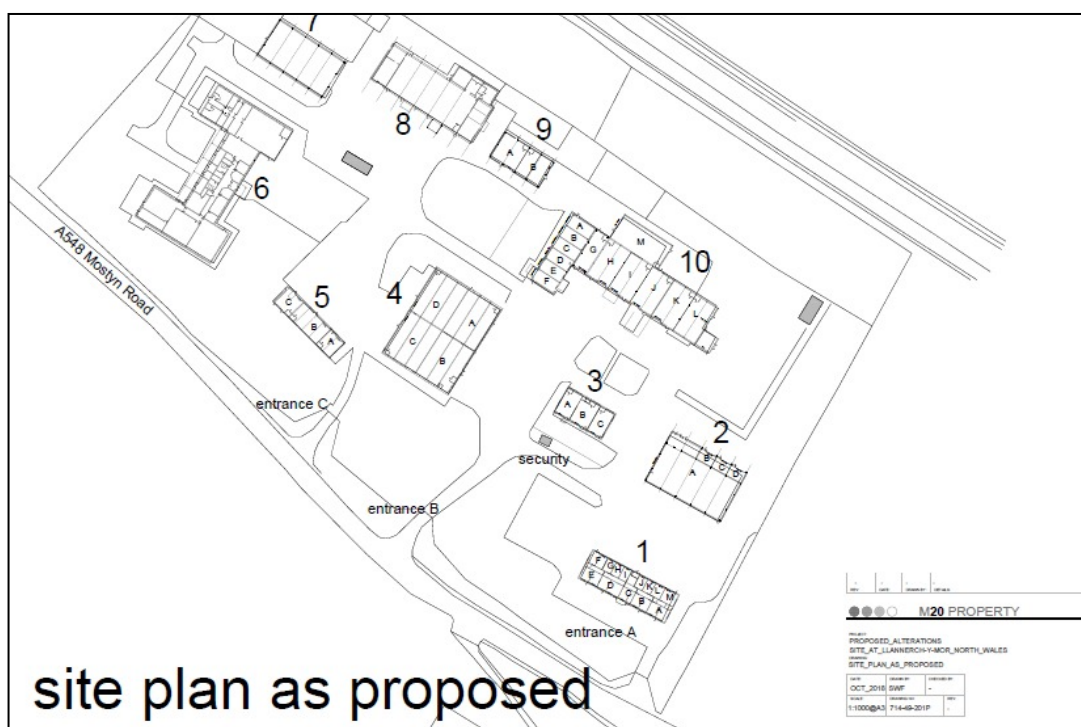
Please see below a schedule of accommodation with areas.

RATEABLE VALUE

The rateable value for the properties will be re-assessed when the refurbishment is completed.

Small business rates relief maybe available to incoming tenants. Please speak to Flintshire Council for further information.

Unit	Size	Availability
1A	489 sq ft	Available
1B	535 sq ft	Available
1C	298 sq ft	Available
1D	547 sq ft	Available
1 E	468 sq ft	Available
1F	286 sq ft	Available
1G	160 sq ft	Available
1H	152 sq ft	Available
1I	141 sq ft	Available
1J	157 sq ft	Available
1K	149 sq ft	Available
1L	178 sq ft	Available
1M	260 sq ft	Available
2A	5,326 sq ft	Available
2B	255 sq ft	Available
2C	250 sq ft	Available
2D	250 sq ft	Available
3A	632 sq ft	Available
3B	720 sq ft	Available
3D	632 sq ft	Available
4A	2,484 sq ft	Available
4B	2,475 sq ft	Available
4C	2,505 sq ft	Available
4D	2,563 sq ft	Available



SERVICE CHARGE & BUILDING INSURANCE

There will be service charge payable - information upon application.

There will be a contribution towards the insuring of the site.

MAINS SERVICES

Mains services will be available all connected to the properties subject to statutory regulations.

PRICE/RENT

LH On application

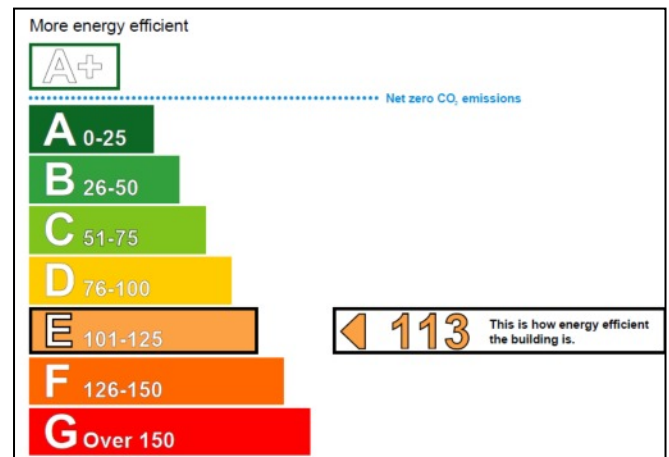
PLANS/PHOTOGRAPHS

Any plans/photographs forming part of these particulars were correct at the time of preparation and we expressly state that these are for reference rather than fact.

VAT

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

ENERGY PERFORMANCE CERTIFICATE



LEGAL COSTS

Each party will bear their own legal costs.

FURTHER INFORMATION

For further information please contact:-

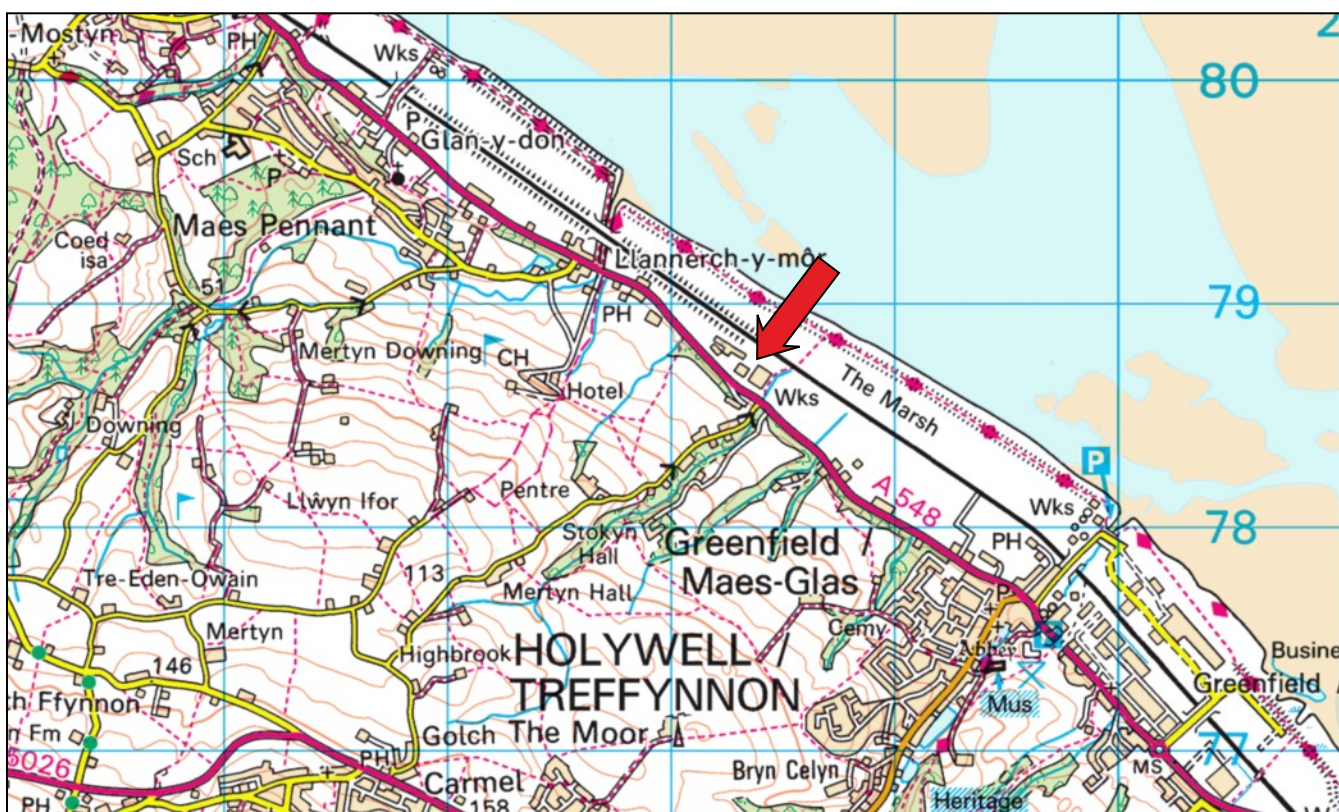
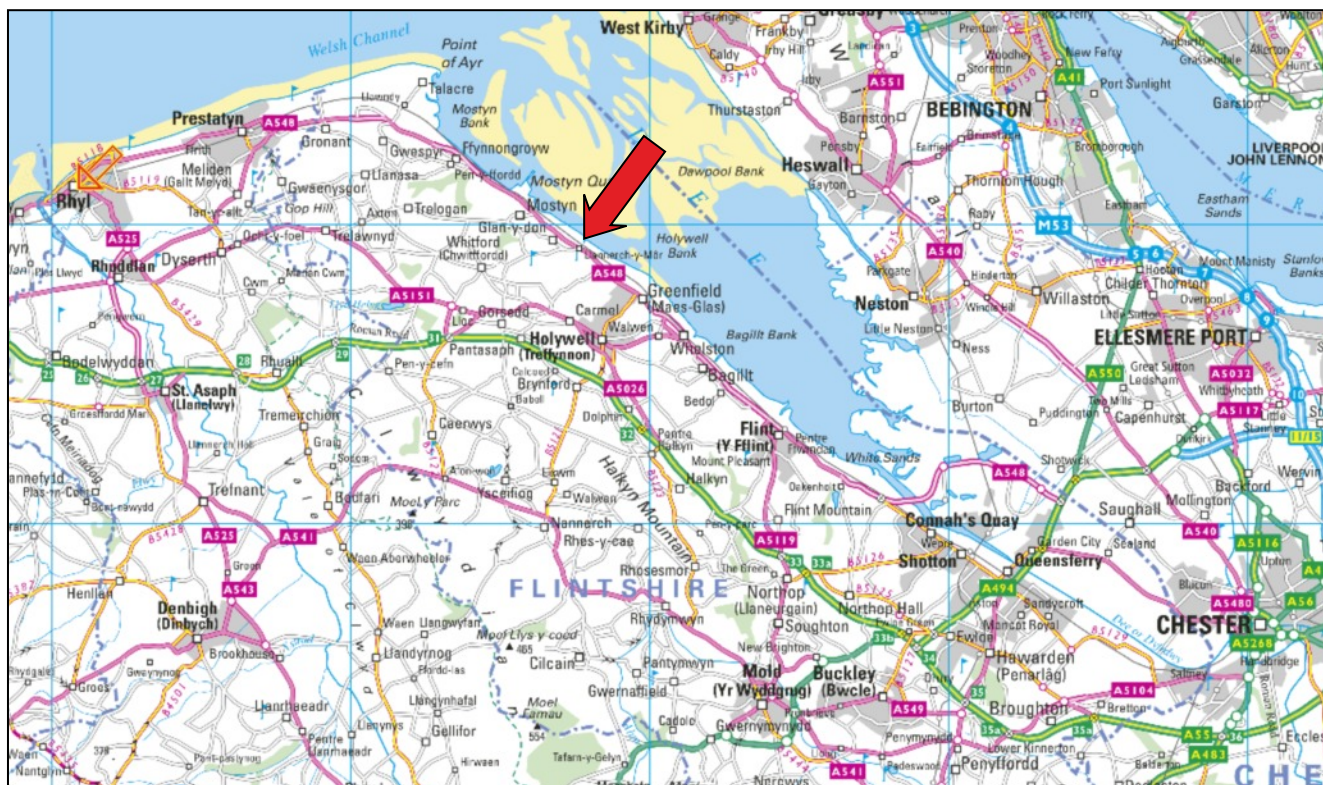
Tom Cooley - Tomcooley@legatowen.co.uk

Mark Diaper - Markdiaper@legatowen.co.uk



LOCATION

The property is located in Greenfield to the west of Holywell in North Wales, the City of Chester is located 18 miles to the south east, the town of Flint is located approximately 5 miles to the south east. The property is situated fronting onto the A548 Mostyn Road.



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.

January, 19

SUBJECT TO CONTRACT