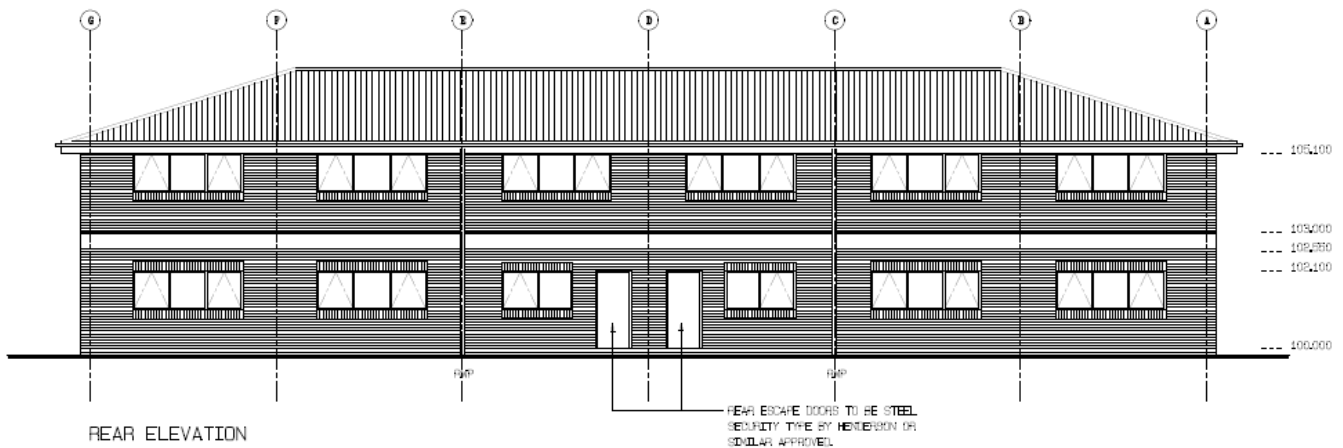
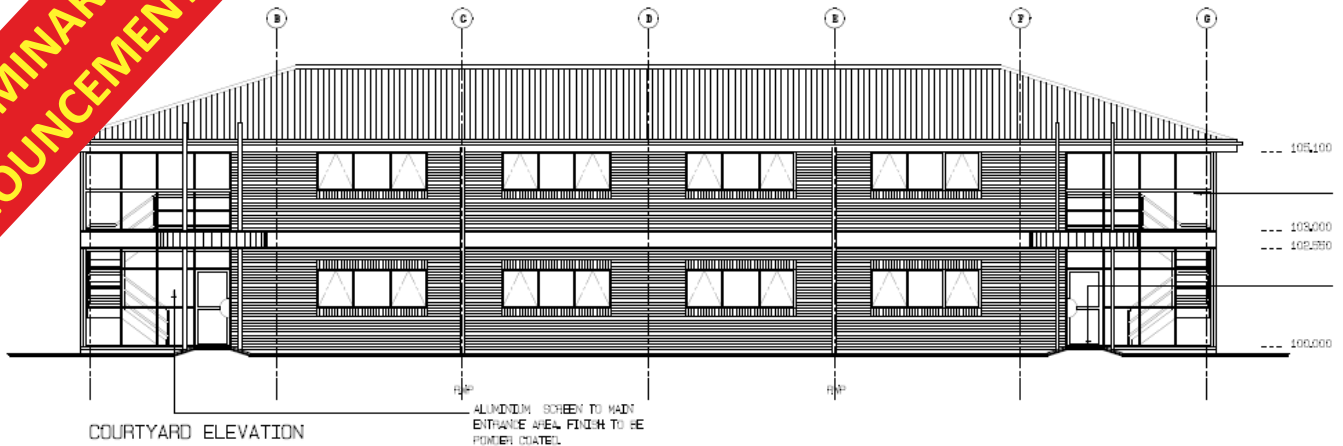


# TO LET

**LegatOwen**  
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**01244 408200**  
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**PRELIMINARY  
ANNOUNCEMENT**



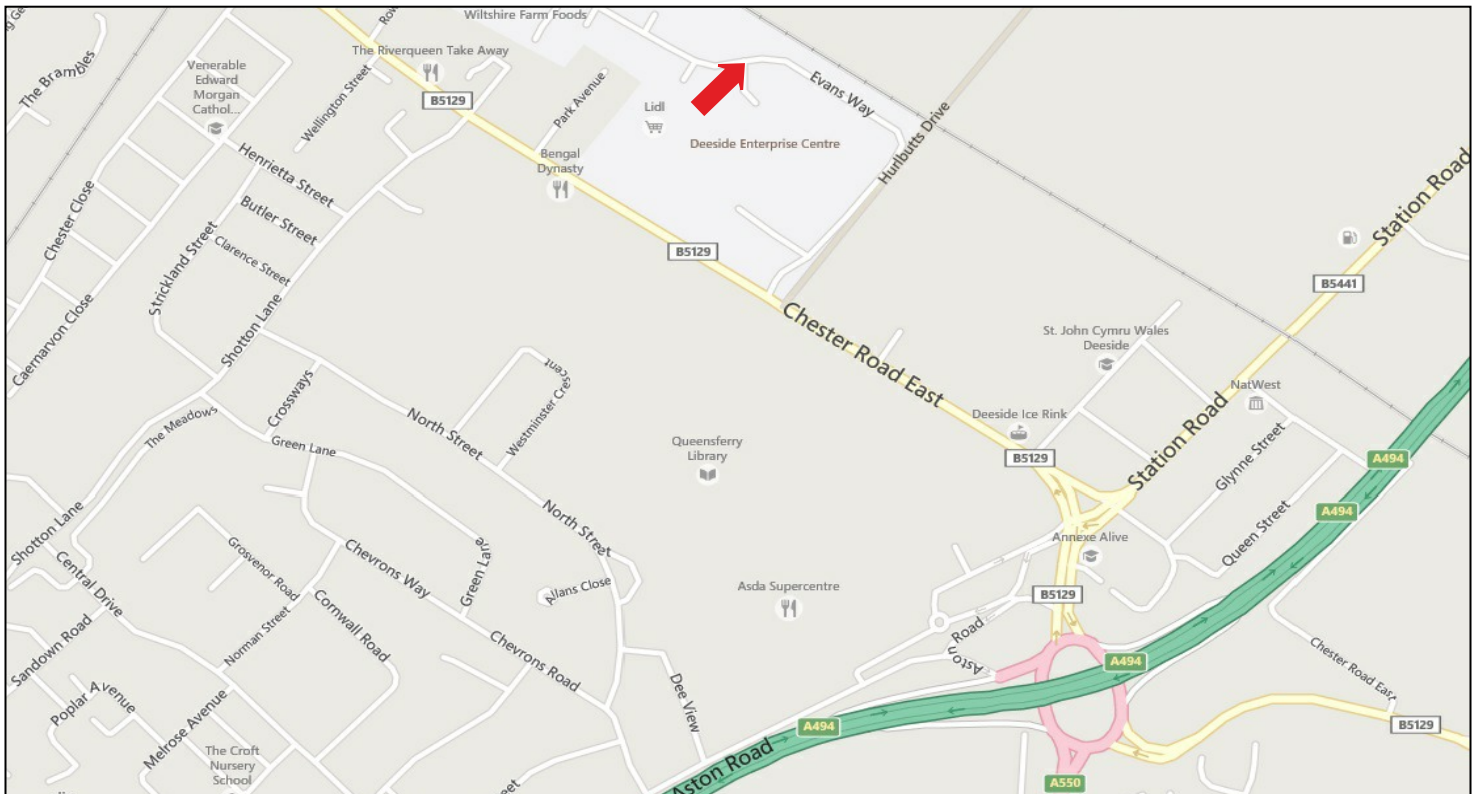
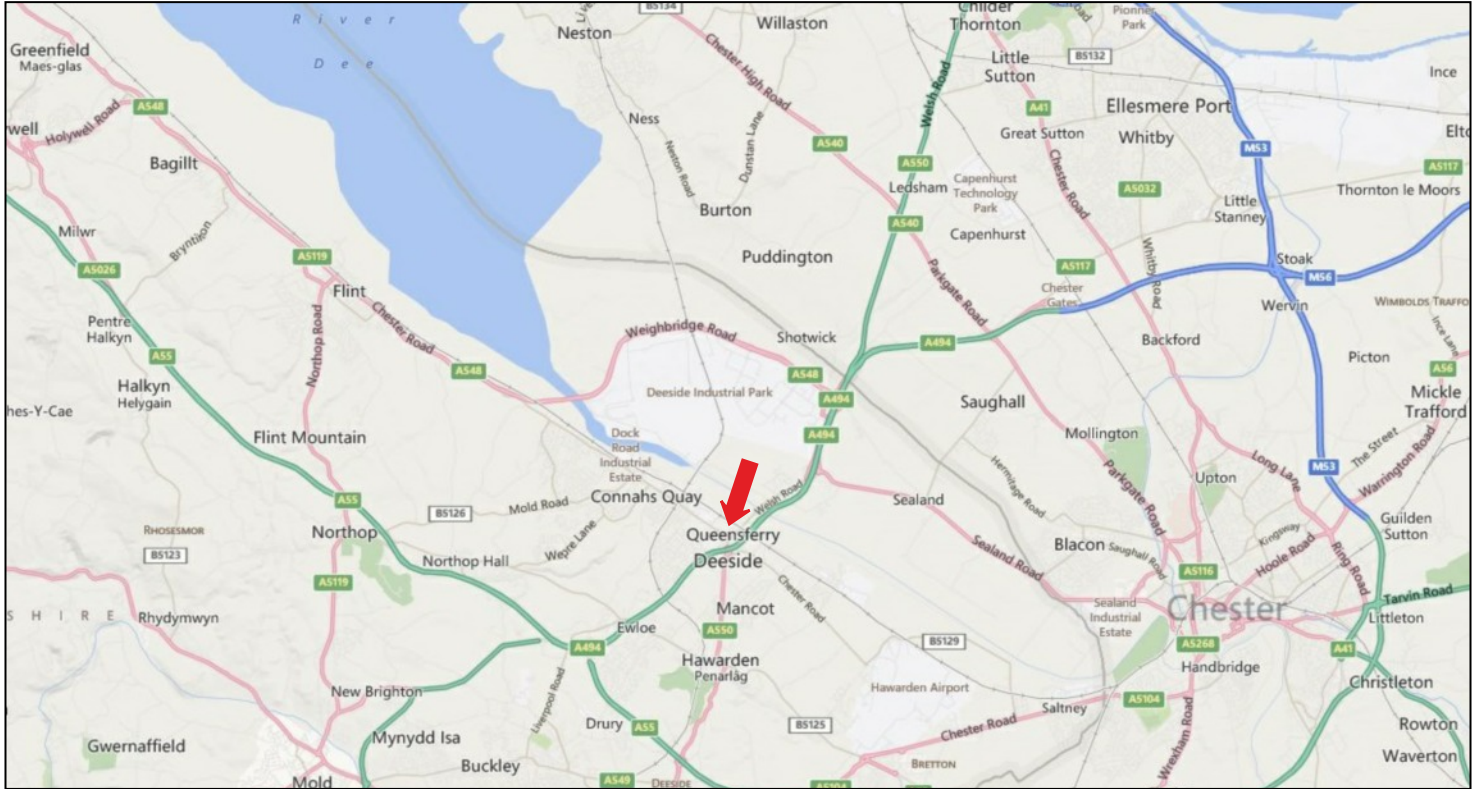
**Unit 3 + 4 Evans Way, Rowley's Park, Deeside, Flintshire,  
CH5 1QJ**

TWO OFFICE / LIGHT INDUSTRIAL UNITS  
HIGH SPECIFICATION BUILD SIMILAR TO  
UNITS 1 + 2 ADJACENT  
GOOD LOCATION CLOSE TO A494  
PLENTIFUL CAR PARKING



## LOCATION

The property is located off Chester Road East on Evans Way in Queensferry. The property is situated in a ideal location just a few minutes drive from A494 which provides access to A55 Expressway to North Wales.



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.

June, 14 **SUBJECT TO CONTRACT**