

TO LET

CBRE
0151 224 7666
www.cbre.co.uk

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



m seven
REAL ESTATE

Central Section, Drome Road, Deeside Industrial Estate, Deeside, CH5 2LR

MODERN WAREHOUSE /
TRADE COUNTER UNITS

From
2,917 Sq Ft To 2,935 Sq Ft
(270.99 Sq M To 272.66 Sq M)

WITH ROAD FRONTAGE TO THE
A550 DUAL CARRIAGEWAY



DESCRIPTION

The units comprise semi-detached Trade Counter Units of steel portal frame construction with part brick and profiled clad elevations. Servicing is provided via a roller shutter door to each unit to the side gable elevation via a shared service yard with separate personnel entrances.

The units consist of :

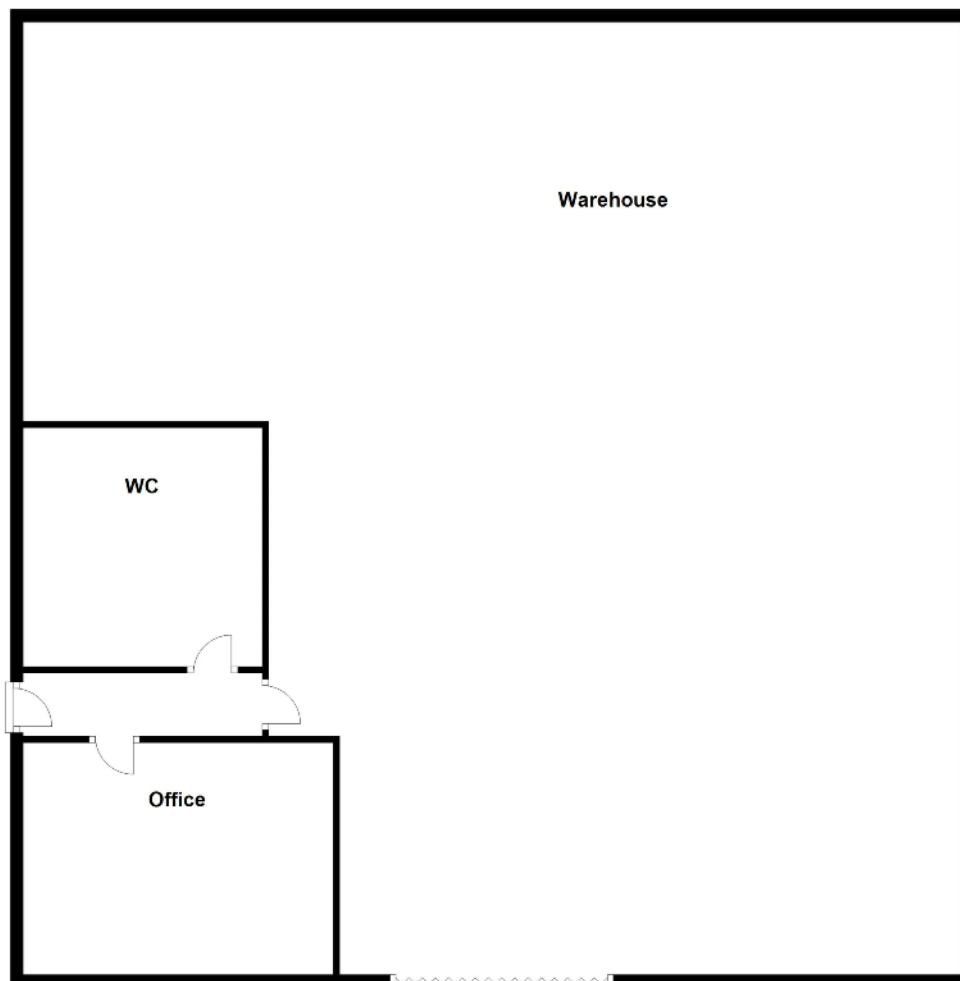
- 5.3 eaves
- 3 phase power
- Forecourt parking
- Dedicated office
- W.C. facilities

DEESIDE ENTERPRISE ZONE

Enterprise Zones are geographical areas that support new and expanding businesses by providing a first class business infrastructure and compelling incentives. 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> or contact the Business Information Helpline by telephone +44 (0)3000 6 03000

Ground Floor



INDICATIVE FLOOR PLAN

SERVICE CHARGE

A service charge is levied for the common parts of the Estate.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

VAT

All terms are subject to VAT at the prevailing rate.

VIEWING

Viewing is by appointment through the joint agents:-

Legat Owen:

Mark Diaper - markdiaper@legatowen.co.uk

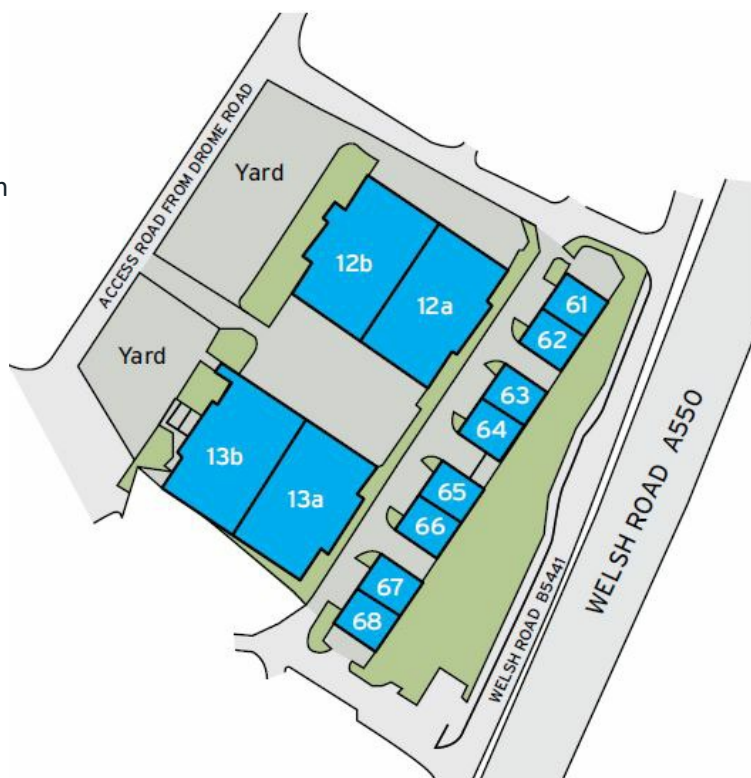
Tom Cooley - tomcooley@legatowen.co.uk



CBRE:

Darren Hill - darren.hill2@cbre.com

Managed by:

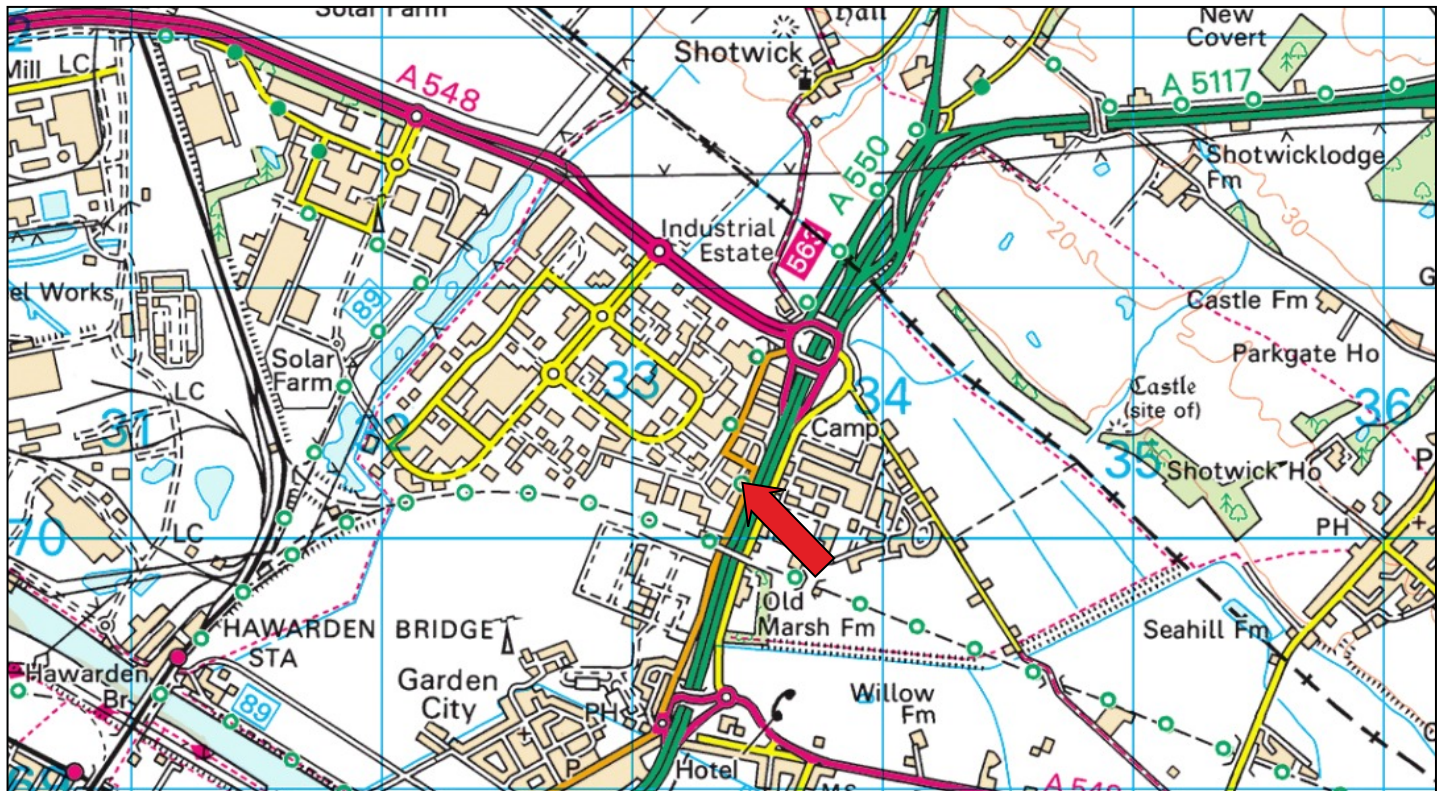
M7 Real Estate Limited



	UNIT	SQ FT	SQ M	RENT P.A.X	RATEABLE VALUE	EPC
	64	2917	270.99	£17,500	£15,250	D-93
	66	2935	272.66	£17,600	£13,000	D-99

LOCATION

The subject site occupies a prominent position on Zone 1, Deeside Industrial Estate. Zone 1 is accessed from the A550 Welsh Road which in turn connects to J16 of the M56 motorway via the A5117 and the A55 North Wales Expressway via the A494. Chester lies approximately 2 miles to the east.



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.

February, 19

SUBJECT TO CONTRACT

LegatOwen
 01244 408200
 www.legatowen.co.uk