

**ACORN BUSINESS VILLAGE
FLINT, CH6 5YN**



**MODERN OFFICE BUILDINGS
WITH ON-SITE CAR PARKING
TO LET**

Legat Owen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

LOCATION

Acorn Business Village is located in a prominent position on the successful and well-established Aber Park development in Flint. Access to the A55 North Wales expressway is within a few miles, which provides easy dual carriageway access to North Wales and the M56 / M53.

DESCRIPTION

The Acorn Business Village comprises a development of detached modern office buildings of traditional brick construction under pitched tiled roofs. Generous on-site car parking is arranged within a mature landscaped setting providing a very pleasant working environment.

The buildings provide modern functional open plan office space finished to a good modern specification to include:-

- Full suspended ceilings
- Carpets throughout
- Perimeter trunking
- Fully fitted kitchen
- Full double-glazing
- Gas fired central heating
- Excellent private allocated car parking

TERMS

Each building is available to let by way of a full repairing and insuring lease for a term to be negotiated.

RENT

On application

GRANTS

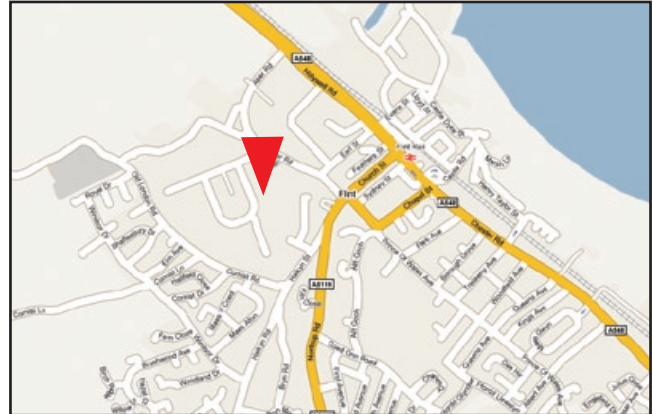
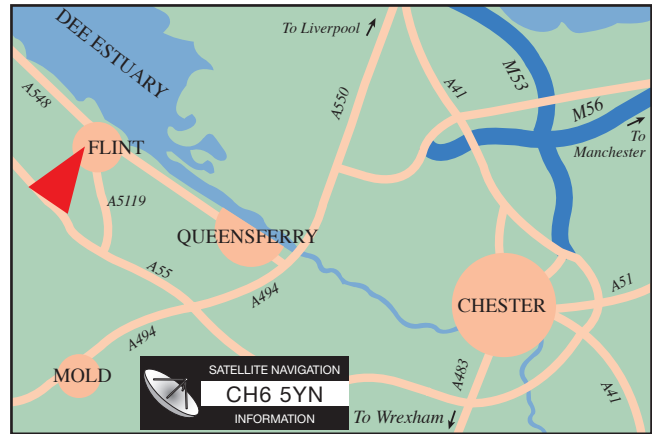
The development benefits from being situated within a regionally assisted area and eligible companies may qualify for grant assistance.

VIEWING

Strictly by private appointment with the sole agent Legat Owen.

SUBJECT TO CONTRACT

SEPTEMBER 2009



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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.

Energy Performance Certificate

Non-Domestic Building



Unit 1
Acorn Business Park
FLINT
CH6 5YN

Certificate Reference Number:
9952-3084-0627-0800-7505

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **78**

This is how energy efficient the building is.

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 379 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 51.49 |

Benchmarks

Buildings similar to this one could have rating as follows:

29 If newly built

78 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



Unit 5
Acorn Business Park
FLINT
CH6 5YN

Certificate Reference Number:
0040-1921-0342-4790-7074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **85**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 379 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 55.72 |

Benchmarks

Buildings similar to this one could have rating as follows:

29 If newly built

78 If typical of the existing stock

Green Deal Information

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Energy Performance Certificate

Non-Domestic Building



Unit 8
Acorn Business Park
FLINT
CH6 5YN

Certificate Reference Number:
9774-3094-0028-0200-7901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **68**

This is how energy efficient the building is.

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 185 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 48.92 |

Benchmarks

Buildings similar to this one could have rating as follows:

30

If newly built

79

If typical of the existing stock

Green Deal Information

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