

FOURTH AVENUE
ZONE 2 DEESIDE INDUSTRIAL PARK
DEESIDE
CH5 2NR

B8

0151 675 5000

www.b8re.com

TO LET/MAY SELL - RARE LOW SITE DENSITY OPPORTUNITY



14,765 SQ FT ON 2.9 ACRES - DETACHED INDUSTRIAL UNIT

LOCATION

The Property is located within the heart of Zone 2 on Deeside Industrial Park accessed off Fourth Avenue.

The park benefits from a dual carriageway connection to the M56 and M53 motorways to the east and the A55 North Wales Expressway to the west which provides a direct route to the Port of Holyhead and Ireland.

Deeside Industrial park is situated approximately 7 miles to the northwest of Chester, 16 miles south of Liverpool and 42 miles west of Manchester.

DESCRIPTION

Detached, self-contained depot with detached office and warehouse benefitting from:-

YARD:

- Secure site
- Fully Surfaced
- Flood lit

OFFICE:

- Detached HQ office
- 2 Storeys
- Glazed Entrance/ atrium
- Open plan/ cellular layout
- Staff facilities

WAREHOUSE:

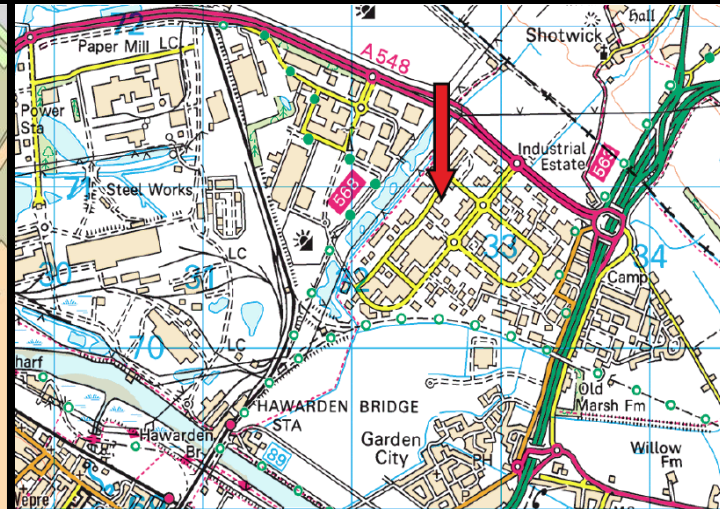
- Detached Unit
- Portal Frame Construction
- Profile metal sheet cladding
- Translucent panels
- Office accommodation
- Canteen
- Staff Facilities

ACCOMMODATION

The property has been measured in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	826	8,890
GROUND FLOOR OFFICES	230	2,475
FIRST FLOOR OFFICES	223	2,400
TOTAL	1,372	14,765
Site Area	2.9 Acres	





TERMS

Sub lease / assignment or existing lease or new Full Repairing and Insuring lease taken direct from Landlord.
Sale – On terms to be agreed

TENURE

Leasehold / Freehold

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

Alex Perratt
alex@b8re.com
07951 277 612

Matt Pochin
mattpochin@legatowen.co.uk
07831445009



MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of LegatOwenB8RE has any authority to make or give any representation or warranty in relation to this property.