

NEW LETTING TO CEF COMPLETED

NOW TRADING



YOUR
ELECTRICAL
EXPERTS



**FLINT
TRADE
ZONE**

FLINT,
NORTH WALES,
CH6 5GB

TO LET

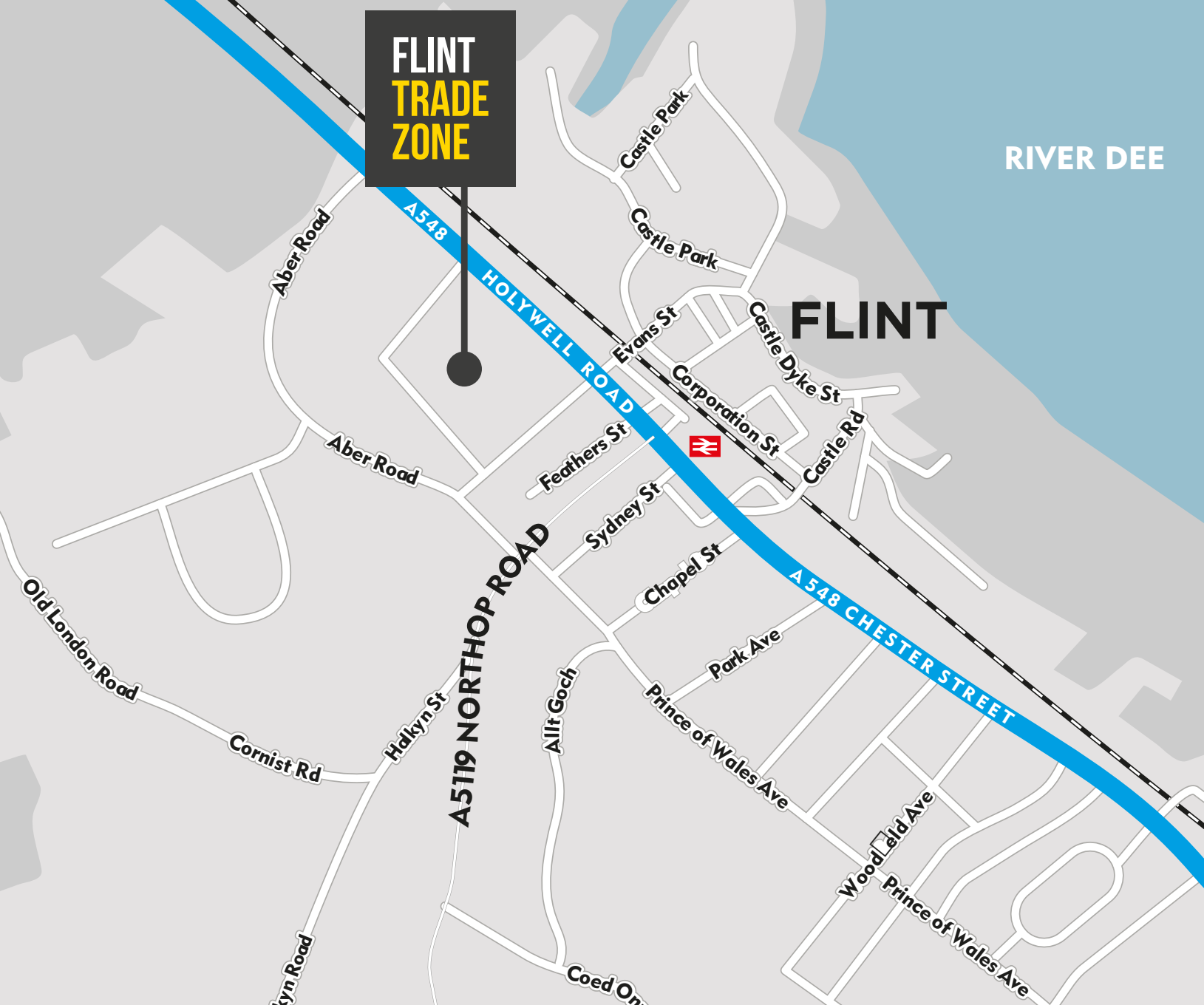
Trade Counter Units from c.4,636 sq ft.
to 9,546 sq ft.



PROMINENT LOCATION ADJACENT TO
FLINTSHIRE RETAIL PARK



VEHICLE MOVEMENTS
OF C. 35,000 PER WEEK



LOCATION

FLINT TRADE ZONE FORMS PART OF THE WIDER FLINTSHIRE RETAIL PARK AND IS ACCESSED VIA BOTH HOLYWELL ROAD (A548) AND EARL STREET. THE A548 PROVIDES DIRECT ACCESS TO THE A494 WELSH ROAD WHICH IN TURN PROVIDES DIRECT ACCESS TO BOTH THE M56 AND A55 NORTH WALES EXPRESSWAY.

Flint train station is approximately ¼ mile to the south east of the units and provides a direct services to Manchester, London and Llandudno. The immediate surrounding area comprises a mixture of industrial, trade counter and retail units, with amenities being available including the Jade Jones Leisure Centre, McDonalds, Asda, Sainsburys and Greggs.

SITUATION

NOTABLE SURROUNDING
OCCUPIERS INCLUDE:



ACCOMMODATION

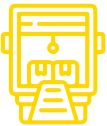
UNIT 1 LET TO CEF		
UNIT 2	4,636 sq ft	430.7 sq m
UNIT 3	4,910 sq ft	456.1 sq m

SPECIFICATION

REFURBISHED TRADE COUNTER UNITS
COMPRISING:



FEATURE GLAZED ENTRANCE



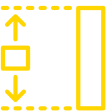
LOADING TO REAR



30M YARD DEPTH



DEDICATED TRADE ZONE PARKING AREA



EAVES HEIGHTS OF 7.2M



STEEL PORTAL FRAME



FURTHER INFORMATION

ENERGY PERFORMANCE CERTIFICATE

An EPC will provided on completion of the refurbishment works.

TERM

Available by way of a new full repairing lease for a term of years to be agreed.

SERVICE CHARGE

A service charge will be applicable for the common areas of the Park.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

AML

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant, once a let has been agreed and prior to instructing solicitors.

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Designed by:

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