



UNIT 68

TO BE REFURBISHED



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING  
AND DISTRIBUTION LOCATION

5,079 SQ FT (471.8 SQ M)





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DEESIDE INDUSTRIAL PARK

SAT NAV REF:  
CH5 2NU

## ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	4,234	393.3
GF Office	426	39.6
FF Office	419	38.9
<b>Total Area</b>	<b>5,079</b>	<b>471.8</b>



## SPECIFICATION

- Portal frame construction
- Ground level access door
- 5m clear working height
- Two storey office/staff accommodation
- Dedicated parking





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Z2

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## LOCATION

The premises are located on Zone 2 of Deeside Industrial Park with frontage to Third Avenue, accessed off Parkway the main access road through Zone 2.

Deeside Industrial Park is off the A548/A550, two miles from the end of the M56 which provides access to the national motorway and road networks servicing North Wales and the North West.

## TERMS

To let on a new FRI lease, terms to be agreed.

## SERVICE CHARGE

A service charge is levied for the common parts of the estate and mobile security.

## ANTI-MONEY LAUNDERING

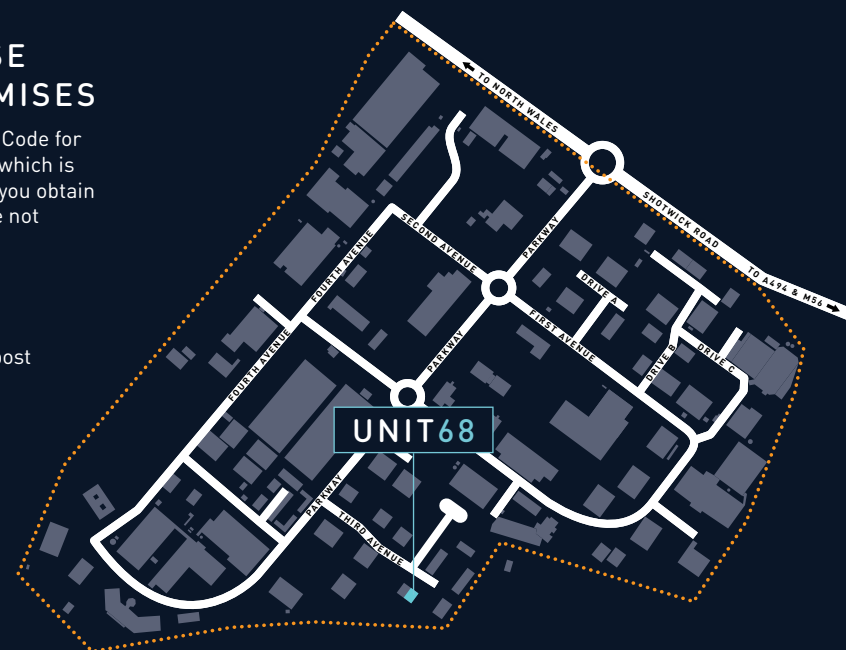
Proposed purchasers agree to provide evidence of their identity, management or ownership as well as recent proof of address, photographic ID and in the case of purchasers, source of funding.

## CODE FOR LEASE 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.

## EPC

A new EPC will be provided post refurbishment.



## CONTACT

For viewings and further information, please contact the joint agents.

[WWW.ZONE2DEESIDE.COM](http://WWW.ZONE2DEESIDE.COM)

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