

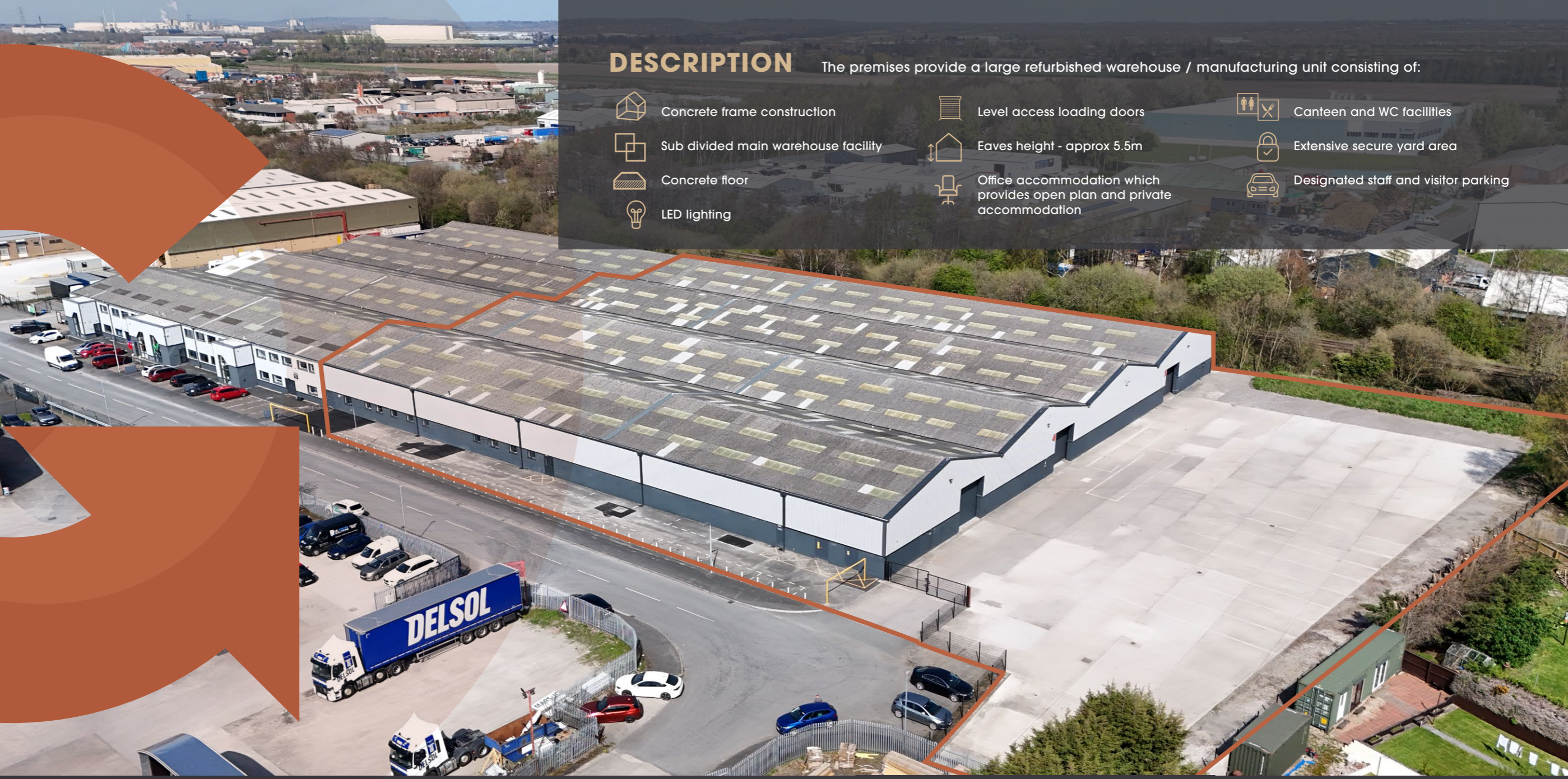
**FULLY REFURBISHED**



# **Glendale** **Point**

**TO LET UNIT 3/4**  
**75,610 sq ft (7,024 sq m)**

Glendale Avenue, Sandycroft, CH5 2QP



## DESCRIPTION

The premises provide a large refurbished warehouse / manufacturing unit consisting of:



Concrete frame construction



Sub divided main warehouse facility



Concrete floor



LED lighting



Level access loading doors



Eaves height - approx 5.5m



Office accommodation which provides open plan and private accommodation



Canteen and WC facilities



Extensive secure yard area



Designated staff and visitor parking

## LOCATION

The property is located in the town of Sandycroft situated within close proximity to Chester and approximately 1.3 miles south of Deeside.

The premises are located close to the A494 / A550 / and A5117 dual carriageway which links with the M56 approximately 7 miles to the North East and the A55 which connects the North West of England with North Wales and forms part of the outer ring road of Chester.

Focusing more specifically on the situation of the property it is located on the northern side of Glendale Avenue linking directly onto the B5129 (Chester Road).



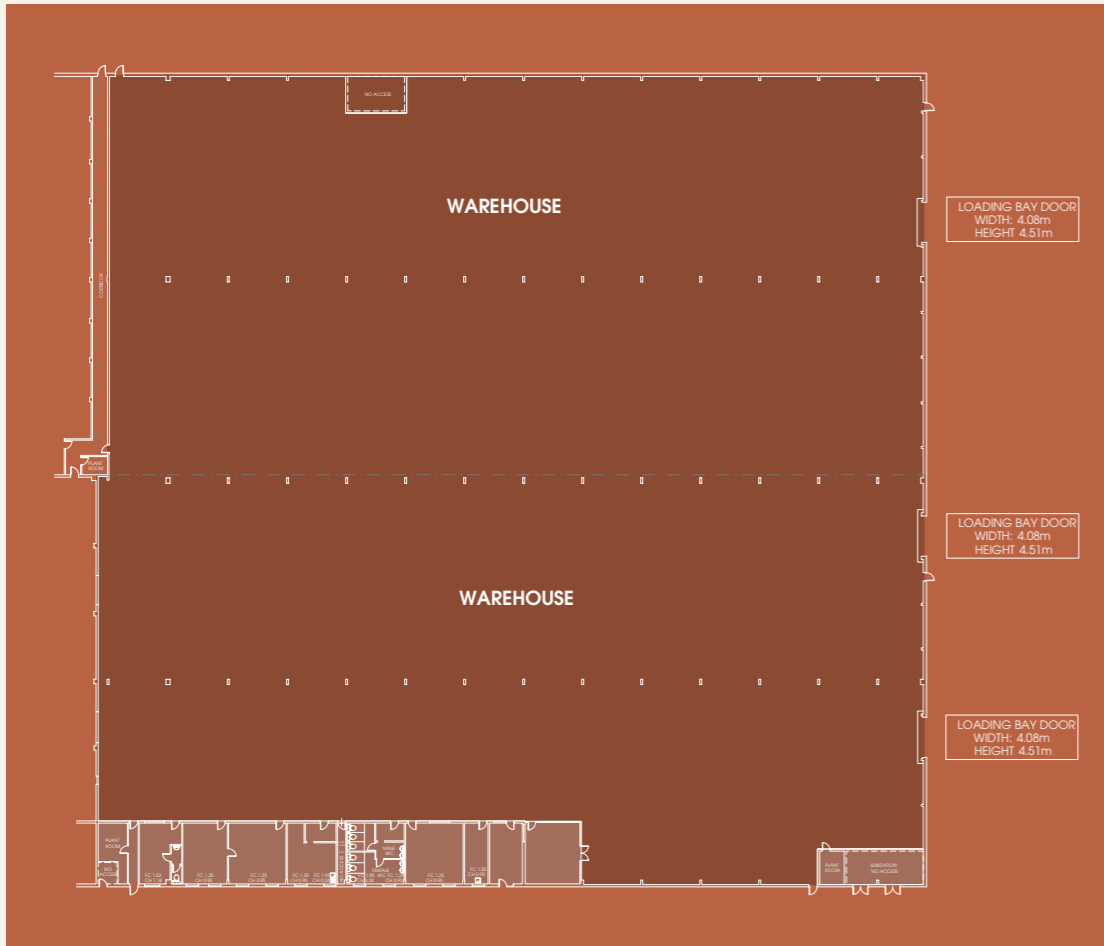
**SITUATED  
WITHIN CLOSE  
PROXIMITY TO  
CHESTER AND  
APPROXIMATELY  
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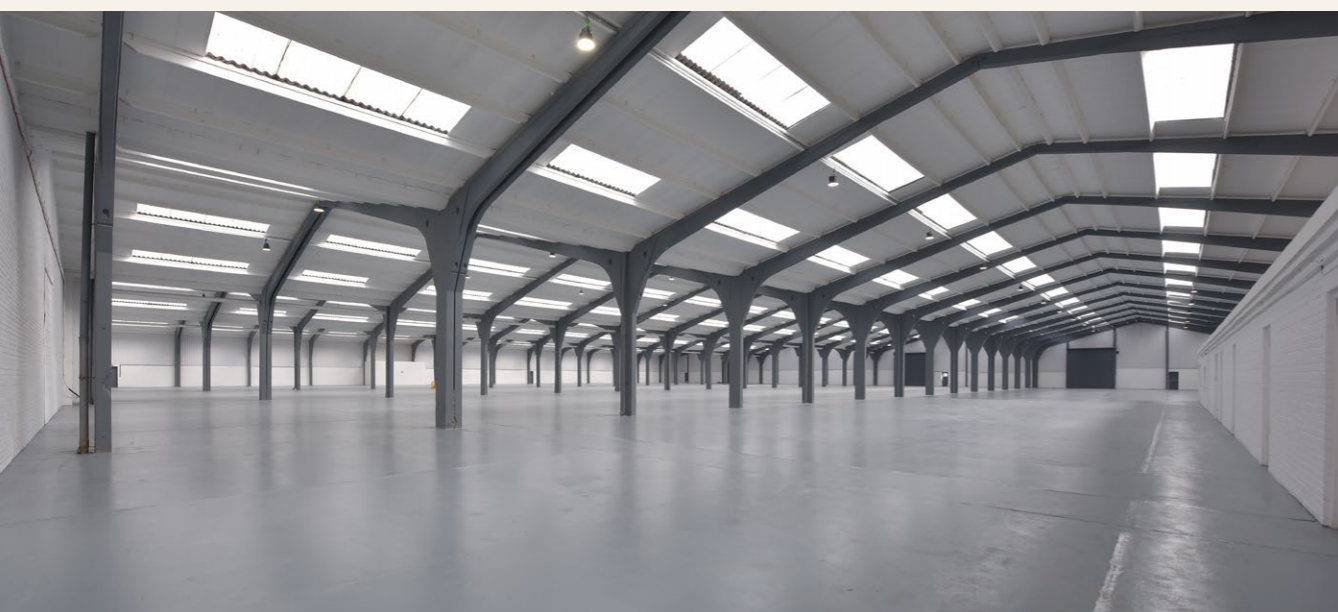
**G** **Glendale**  
**Point**



# ACCOMMODATION

OFFICES / STAFF	3,666 SQ FT	(341 SQ M)
WAREHOUSE	71,944 SQ FT	(7,024 SQ M)
<b>TOTAL</b>	<b>75,610 SQ FT</b>	<b>(7,024 SQ M)</b>





## TERMS

The property is available to let for a term of years to be agreed.

## RENT

On application.

## EPC

EPC rating C

## RATEABLE VALUE

The property has a rateable value of £134z,000.

## 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.

## AML

In Accordance with Anti Money Laundering Regulations the tenant will be required to satisfy the relevant checks prior to exchange of contracts.



## INVESTMENT ZONE

The property is located within the Flintshire and Wrexham Investment Zone, a region-wide initiative supporting the growth of advanced manufacturing and high-value industrial businesses. The Investment Zone focuses on strengthening the local manufacturing ecosystem through skills and workforce development, business support for manufacturers and their supply chains, and continued investment in transport and enabling infrastructure. Together, these initiatives help create a well-connected, supportive environment for modern industrial occupiers, reinforcing Flintshire and Wrexham as an established and emerging centre for advanced manufacturing.

For more information:

**Flintshire**

E: [investmentzone@flintshire.gov.uk](mailto:investmentzone@flintshire.gov.uk)

**Wrexham**

E: [iz@wrexham.gov.uk](mailto:iz@wrexham.gov.uk)

## VIEWING/ FURTHER INFORMATION

For further information, please contact either:

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