

Unit 1 Vista Link Industrial Estate, Manor Lane

Hawarden, CH5 3PJ

Under Refurbishment



[View Online](#)



TO LET

47,163 sq ft (4,381.59 sq m)





Summary

- A rectangular shaped unit with a self contained yard and dedicated car parking
- Under refurbishment with external works well underway and completion due end of October 2025
- Superb road frontage to the main estate road
- Flexible options for new internal office/ welfare facilities
- Dedicated external yard
- Substantial Internal height suitable for racking/ storage requirements
- Additional units available
- Headline rent of £7.00 per sq ft

Description

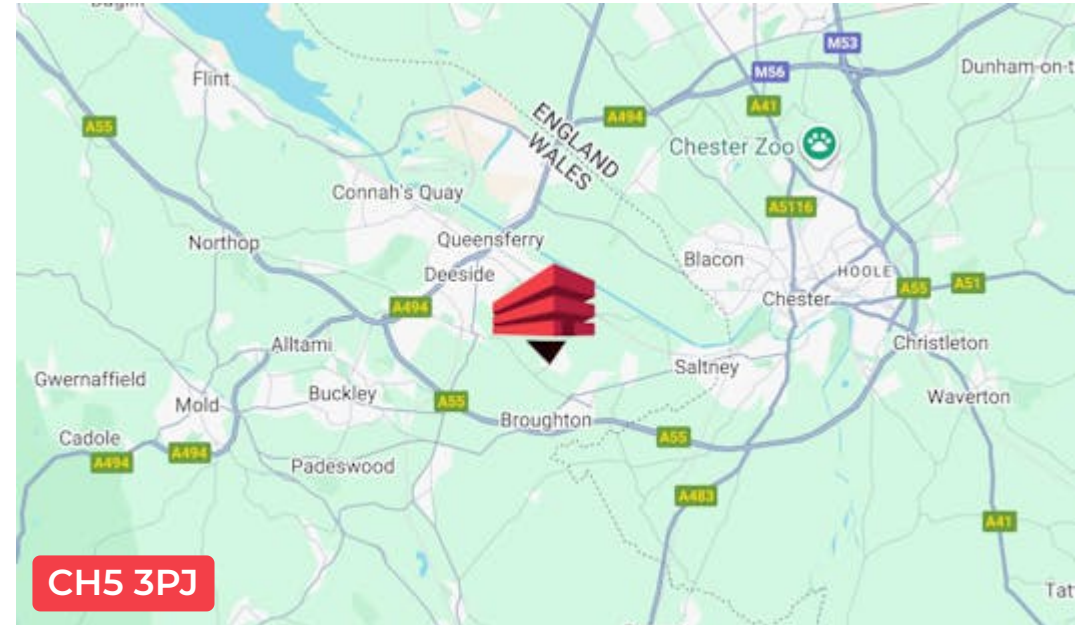
The property comprises of the following specification and features:-

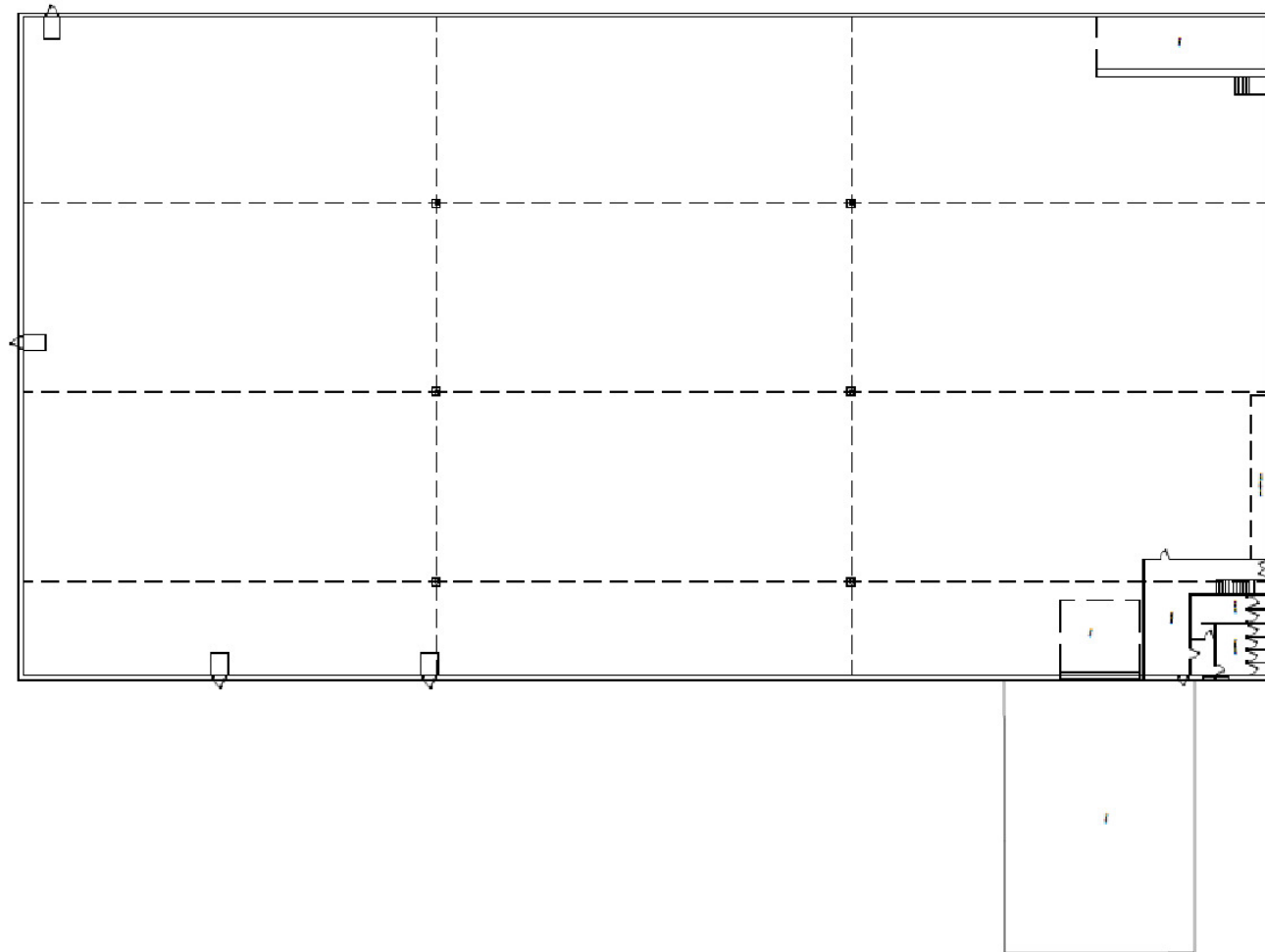
- Self contained
- Steel portal frame construction
- 8.5m internal eaves height
- 25m yard depth
- 3x electronically operated loading doors
- Perimeter fencing
- External loading canopy with front and side loading
- New welfare and office accommodation can be provided to the front elevation (subject to tenants requirements)
- Existing welfare and office accommodation to the rear elevation
- Dedicated car parking
- LED motion detecting lighting to the warehouse
- Solar panels situated on the roof

Location

The estate is located adjacent to the well-established Hawarden Industrial Estate, accessed off Manor Lane, which has direct access onto Chester Road.

The property is within close proximity of Chester, located north of Broughton benefiting from excellent main road connections. The property is circa 1.5 miles away from access onto the A55 expressway which provides direct access onto the M56 motorway network.







Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	46,449	4,315.25
Ground - Office/Welfare	357	33.17
1st - Office	357	33.17
Total	47,163	4,381.59

Terms

The Property is available by way of a new FRI lease on a term to be negotiated.

Viewing and Further Information

Please contact the joint agents for viewing arrangements and further information

Rent

We are instructed to quote a rent which reflects £7.00 per sq ft which equates to £330,000 per annum

Plans & Photographs

Any plans or photographs that form these particulars are for reference rather than fact

Business Rates

Rateable Value: £130,512
 Rates Payable: £74,130.82 per annum

EPC

A (22)

VAT

Applicable

Legal Costs

Each party to bear their own costs

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

Spitfire Property Agency



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