

# Vista Link Industrial Estate, Manor Lane

Deeside, CH5 3PJ



Under Refurbishment



[View Online](#)



**TO LET / FOR SALE**

**40,502 to 198,628 sq ft** (3,762.76 to 18,453.15 sq m)









## Summary

- 198,628 sq ft across three units
- Undergoing a significant refurbishment
- Maximum eaves height of 10m
- 7 acre site
- Freehold or leasehold
- Quoting rent and price upon application

## Description

The site was previously a paper manufacturing and distribution facility which comprises three separate units ranging in specification. The Properties comprise the following features:-

### Unit One

- Steel portal frame construction
- 8.5m internal eaves height
- 25m yard depth
- 3x electronically operated loading doors
- External loading canopy with front and side loading
- Existing welfare and office accommodation to the rear elevation
- Dedicated car parking
- LED motion detecting lighting to the warehouse

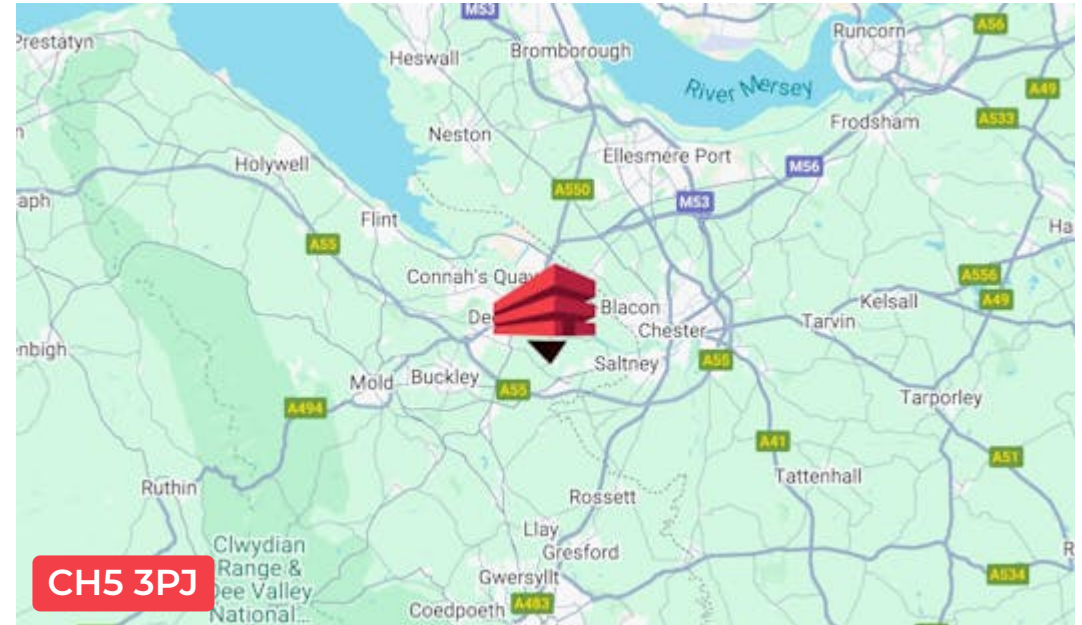
### Unit Two

- Steel portal frame construction with insulated steel sheet cladding to the roof and elevations
- Office and welfare facilities
- Dedicated service yard
- 3x electrically operated roller shutter doors
- 10m eaves

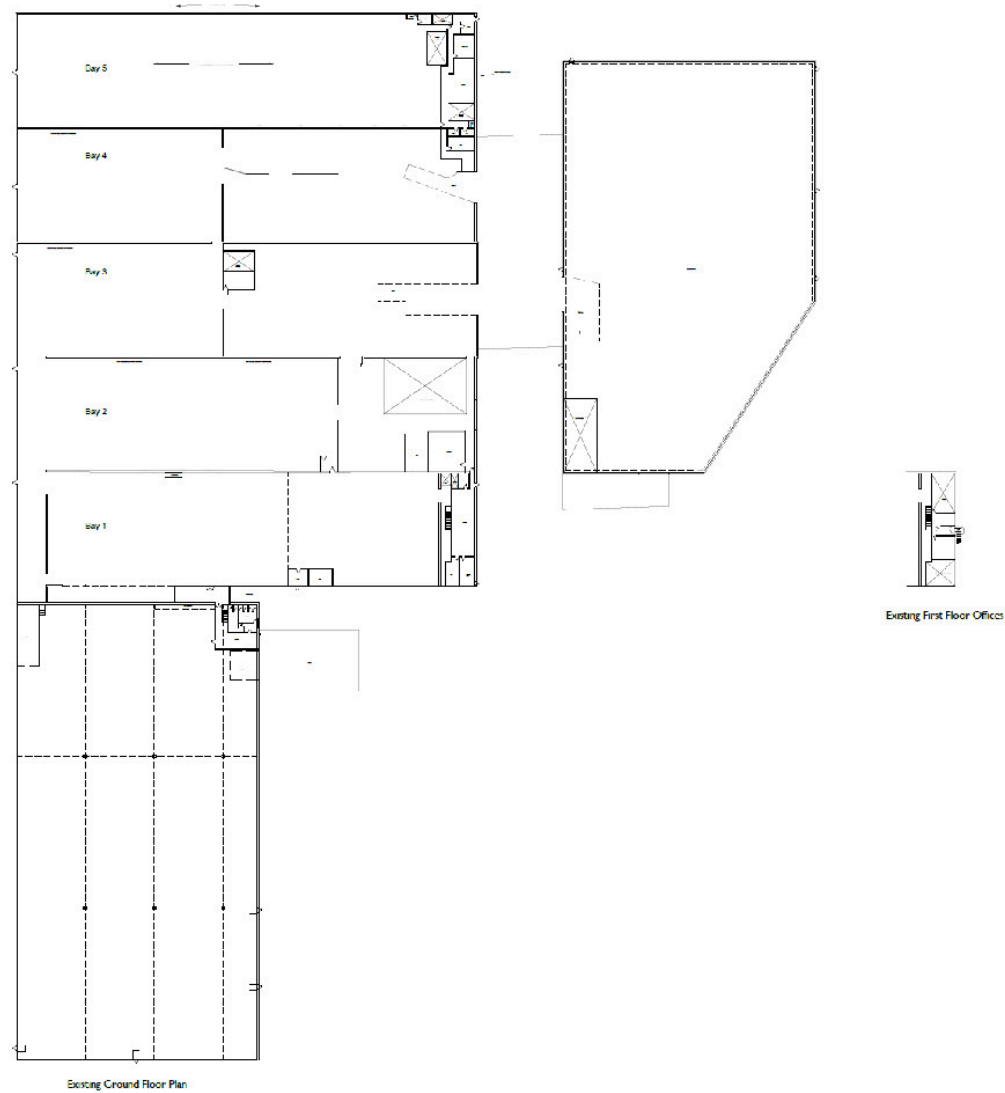
### Unit Three

- Split across four separate bays
- 3 loading doors of which 2 provide dock level access
- New roof recently installed

There is a power allocation of 700kva for the site













## 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	Rates Payable	EPC
Unit - One	47,163	4,381.59	£73,926.34 /annum	A (22)
Unit - Two	40,502	3,762.76	£61,311.62 /annum	C (52)
Unit - Three	110,963	10,308.80	£80,981.46 /annum	A (8)
<b>Total</b>	<b>198,628</b>	<b>18,453.15</b>		

## Terms

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

OR

The Property is for sale with a price upon application

## Rent/ Price

Upon application

## 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.

Nearby Occupiers Include Airbus, Air Camo, Sisters and Seekers and Ohme Operations UK

## Plans and Photographs

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

## Viewing and Further Information

Please contact the joint agents for viewing arrangements and further information

## Business Rates

Rateable Value: £380,000

Rates Payable: £215,840 per annum

## EPC

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## 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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