

Unit 3 Vista Link Estate, Manor Lane

Hawarden, CH5 3PJ

Under Refurbishment



[View Online](#)



TO LET

110,963 sq ft (10,308.80 sq m)





Summary

- Detached
- Very low rent of £3.50 psf
- Flexible lease terms available
- New kingspan roof Installed with warranties provided
- Ground and first floor office to the front elevation
- The property was previously used as a paper manufacturing facility

Description

The property comprises the following features:-

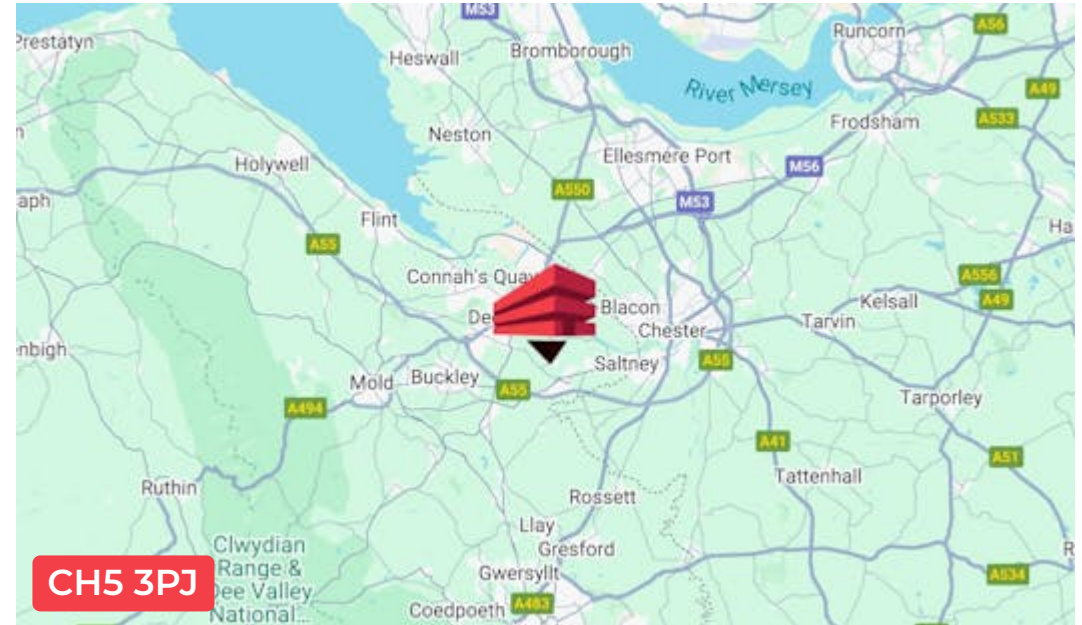
- Split across four separate bays
- 3 loading doors of which 2 provide dock level access
- New roof recently installed
- Ground and first floor office to the front elevation
- Office to the rear elevation
- Recently cleared and undergoing a refurbishment
- Additional car parking available to the front of the estate

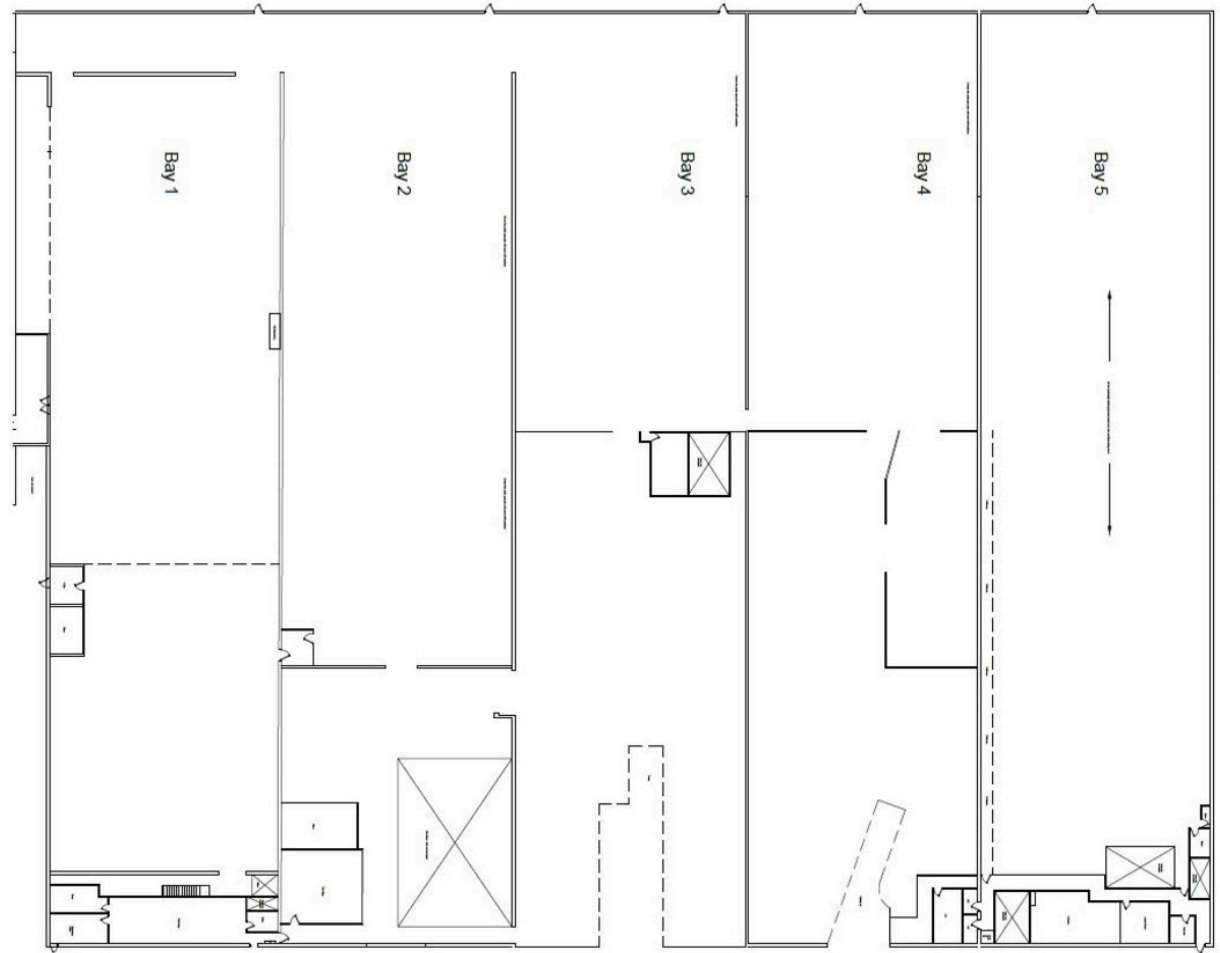
Location

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







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	Availability
Unit - 1	23,451	2,178.67	Available
Unit - 2	21,771	2,022.59	Available
Unit - 3	21,963	2,040.43	Available
Unit - 4	21,891	2,033.74	Available
Unit - 5	21,887	2,033.37	Available
Total	110,963	10,308.80	

Terms

The property is available on flexible terms.

Rateable Value

The property has a rateable value of £142,573 which equates to a rates payable of £80,981.46.

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 £3.50 per sq ft which equates to £388,000 per annum

Business Rates

Rateable Value: £142,573
 Rates Payable: £80,981.46 per annum

EPC

A (8)

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



Ben Lamont

M: 07968621010

E: benlamont@spitfireproperty.co.uk

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