

Unit 4, Blackthorn Industrial Estate, Hampton Heath

Malpas, SY14 8FN



Rare New Build Unit

 [View Online](#)



TO LET

3,747 sq ft (348.11 sq m)

Summary

- A new build terraced industrial unit
- A dedicated and fenced rear yard with access gate
- 1 Electronically operated roller shutter door
- 5 Car parking spaces at the front elevation
- The unit is located within a newly established industrial estate

Description

A new build industrial/ warehouse unit is built of steel portal frame construction with a mix of steel sheet cladding and block work to the elevations. The unit benefits from the following characteristics:

- Glazed feature front elevation
- Self contained rear yard with perimeter fencing
- One electronically operated loading door
- 5 car parking spaces
- WC facility
- 3.7m eaves
- A mezzanine can be fitted subject to specific requirements

The adjacent units are already let.

Location

The unit is situated at the front of Blackthorn Industrial Estate which is located on the outskirts of Malpas and conveniently accessed just off the A41 which is the main arterial route connecting Whitchurch to Chester and North Wales.

The estate sits close to Hampton Heath Industrial Estate which includes occupiers such as Barlows, Corbetts, HJ Lea Oakes and Miles Macadam.







Accommodation

The accommodation has been measured in accordance with the RICS code of measuring practice and comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	3,747	348.11
Total	3,747	348.11

Terms

Available by way of an FRI lease for a term to be agreed.

Quoting rent of £37,500 per annum reflecting £10 per sq ft.

Viewing/ Further Information

Further information is available as well as arrangement for viewings, which will be strictly by arrangement through the agents.

Planning Use

The Property has planning for B2 Uses with an element of retail.

EPC

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Legal Costs

Each party to bear their own costs

Availability

Available Immediately

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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