

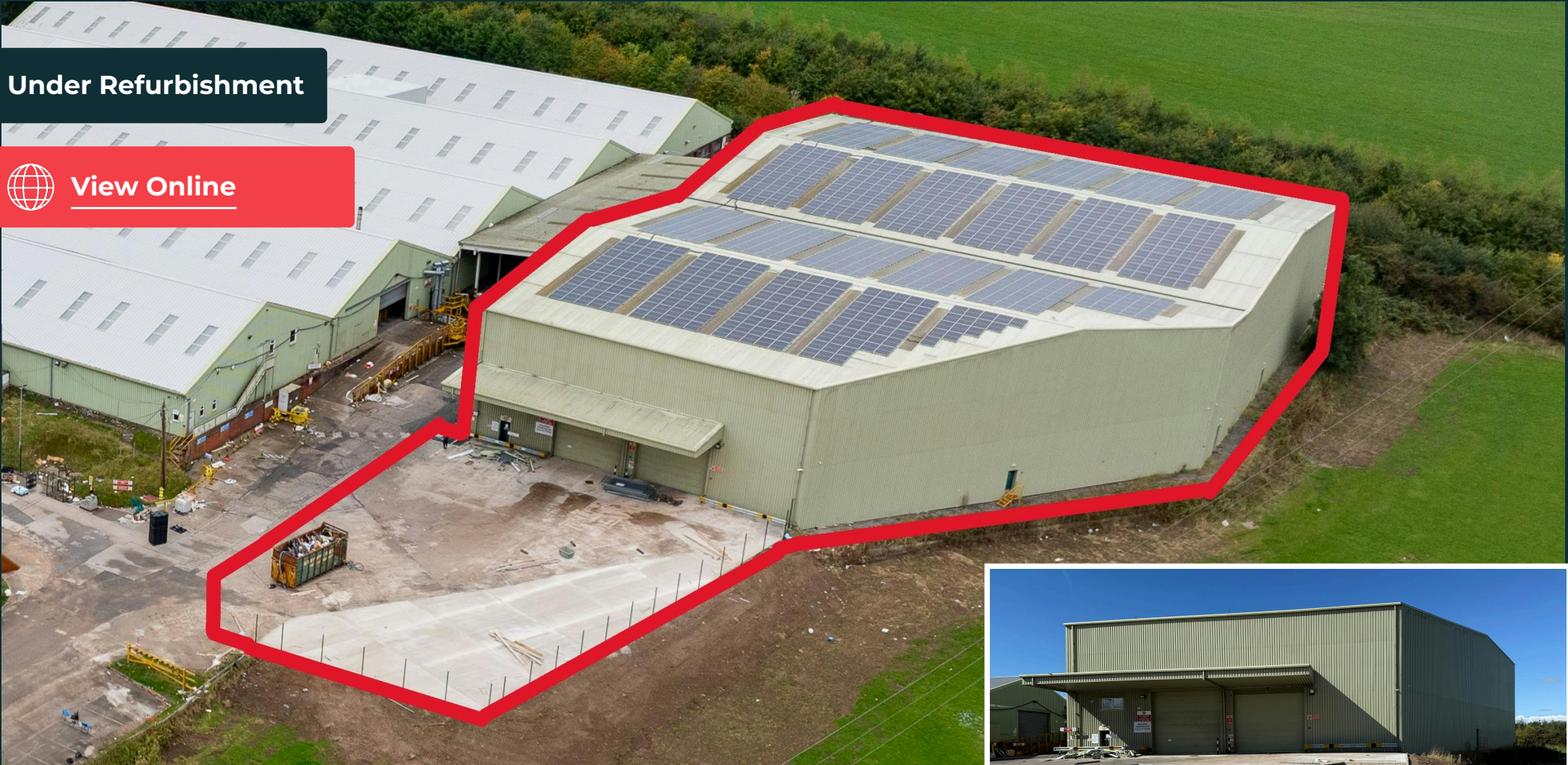
# Unit 2 Vista Link Industrial Estate, Manor Lane

Hawarden, CH5 3PJ

Under Refurbishment



[View Online](#)



**TO LET**

**40,502 sq ft** (3,762.76 sq m)









## Summary

- A detached and self contained unit with high eaves
- Undergoing an external and internal refurbishment
- Previously used as a storage and distribution unit
- Headline rent of £6.50 per sq ft
- Additional units available

## Description

The property comprises the following features:-

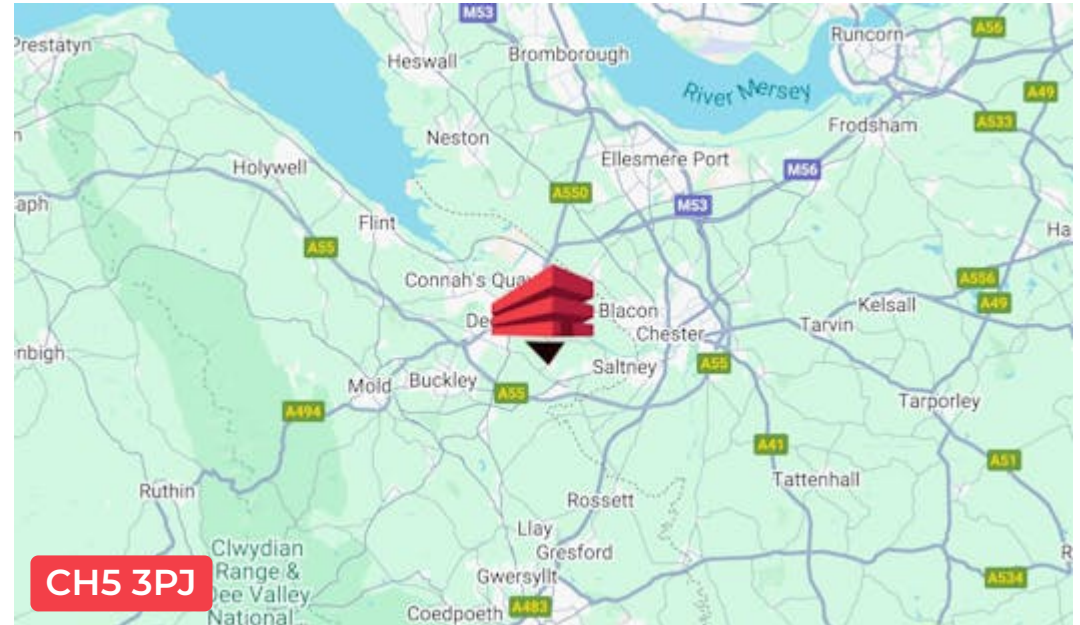
- Steel portal frame construction with insulated steel sheet cladding to the roof and elevations
- Office and welfare facilities
- Dedicated service yard
- 3x electrically operated roller shutter doors
- Perimeter fencing to the boundaries will be erected
- 10m eaves

## Location

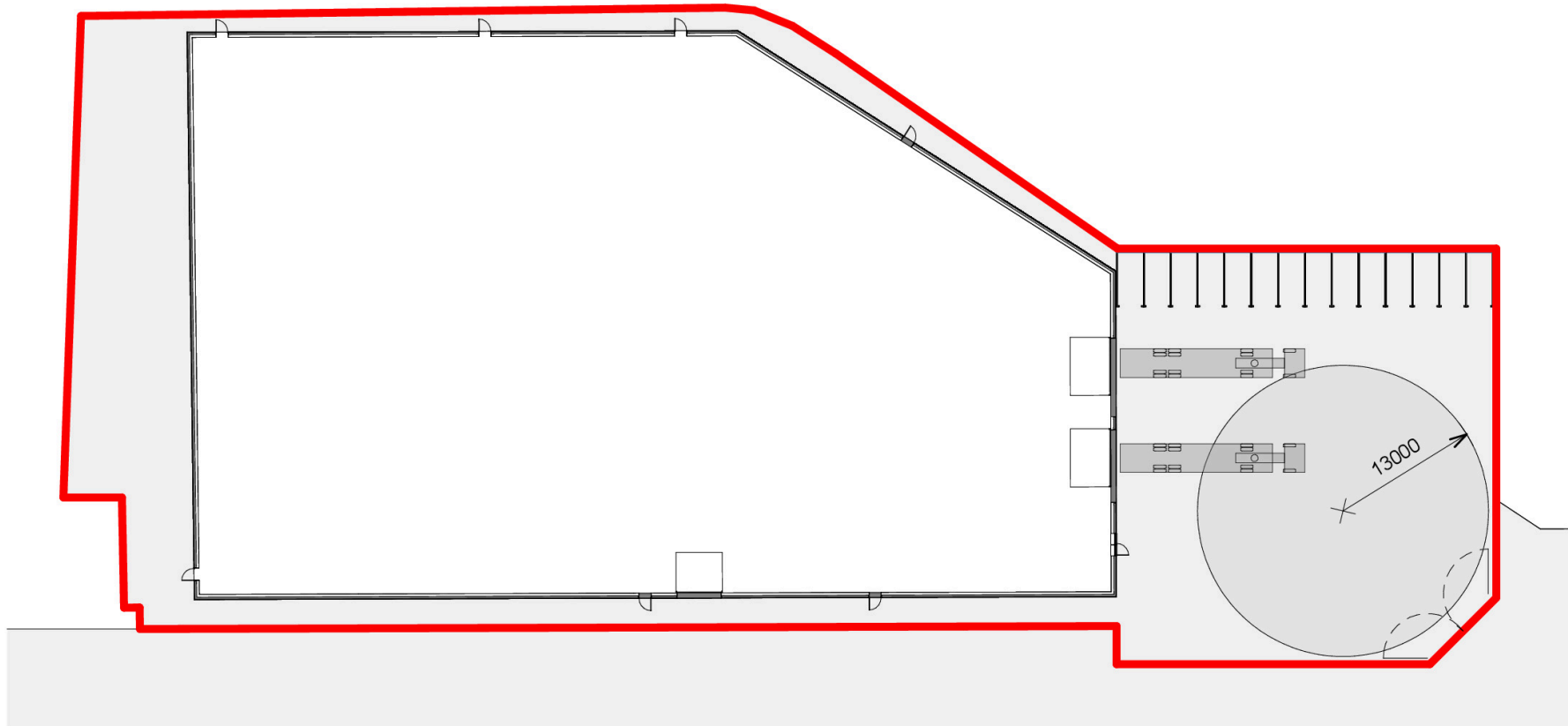
The estate is located adjacent to the well-established Hawarden Industrial Estate, accessed off Manor Lane, which has direct access onto Chester Road.

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
Ground - Warehouse and Office	39,816	3,699.03
1st - Office	686	63.73
<b>Total</b>	<b>40,502</b>	<b>3,762.76</b>

## Terms

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

## Rent

We are instructed to quote a rent which reflects £6.50 per sq ft which equates to £263,263 per annum

## Viewing and Further Information

Please contact the joint agents for viewing arrangements and further information

## Plans & Photographs

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

## Business Rates

Rateable Value: £109,338  
 Rates Payable: £62,103.98 per annum

## EPC

C (52)

## 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

## Legat Owen

**Matt Pochin**

T: 07831445009

mattpochin@legatowen.co.uk

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