Land at Drome Road, Deeside Industrial Estate

Deeside, CH5 2LR

SPITFIRE PROPERTY AGENCY

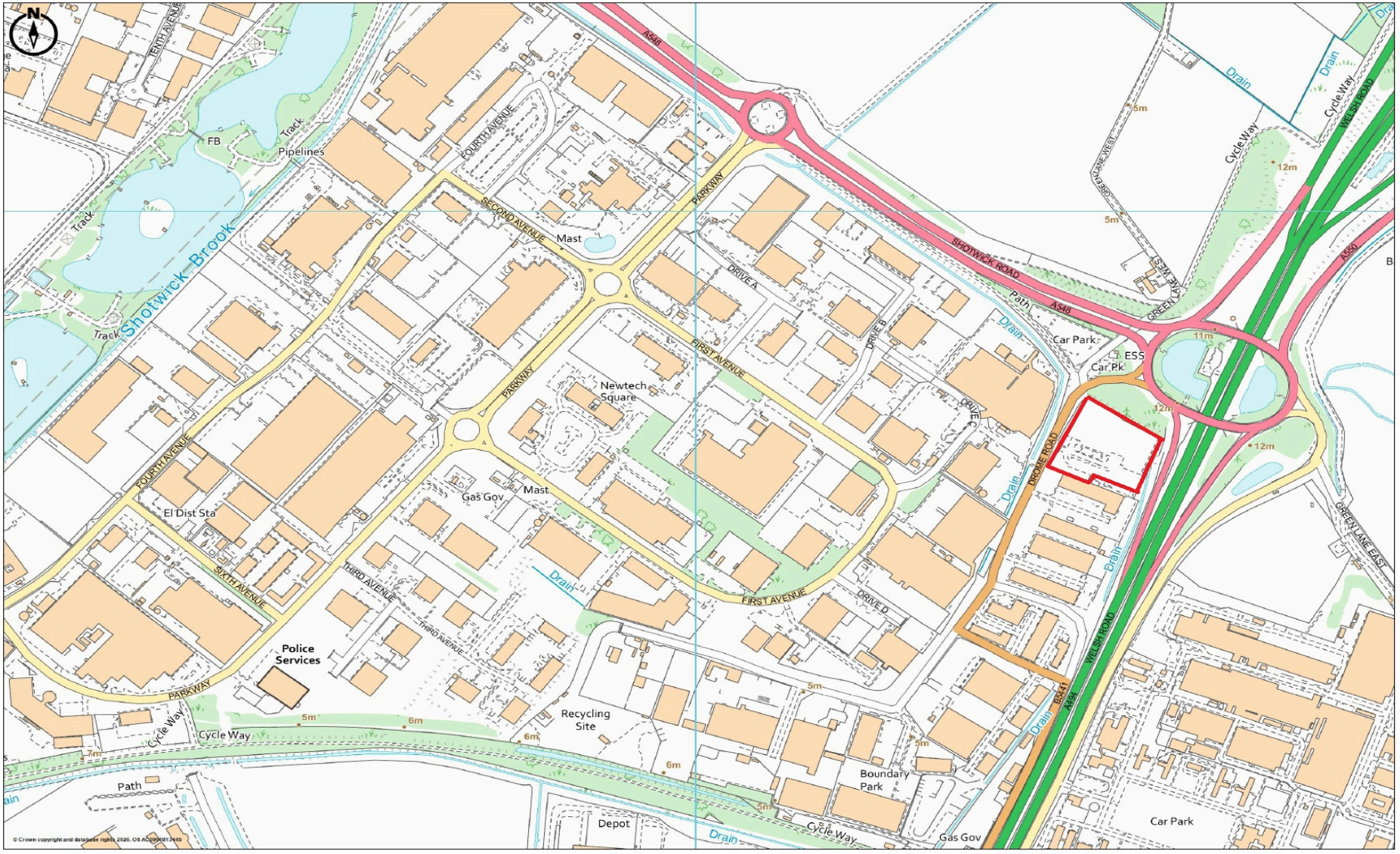
Quoting £105,000 per annum

View Online



TO LET

3.22 Acres (1.30 Hectares)



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Plotted Scale - 1:7500. Paper Size - A4

Summary

- Superbly located at the entrance to Deeside Industrial Estate
- Site extends to 3.22 acres
- Quoting Rent £105,000 per annum
- Mixture of crushed MOT and Hardstanding
- Self-contained site
- Utility connections to the boundary
- Planning has been submitted for a multi-unit industrial scheme comprising 4 units totalling 75,000 sq ft

Description

The site is situated in a prominent position fronting onto Drome Road and located just off the A494.

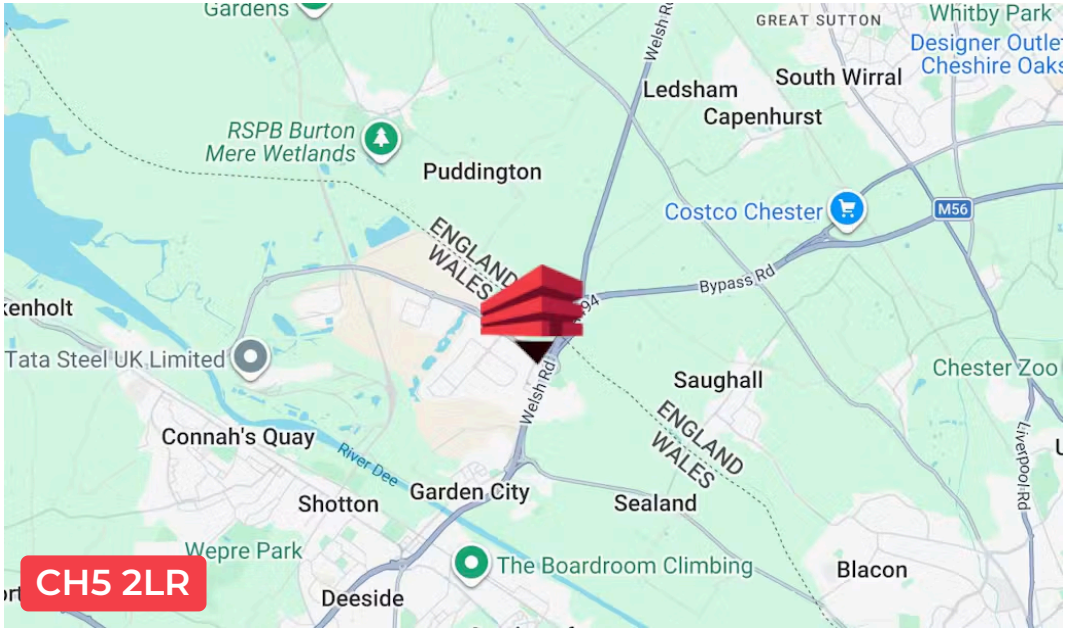
The site has its own access and comprises a mixture of hardstanding and crushed MOT.

The site is available as seen however the landlord can provide levelling of the site and perimeter fencing.

The land formerly comprised a 70,000 sq ft manufacturing facility which has since been demolished. There is a live planning application submitted which is waiting to be determined. The application is for a multi unit industrial scheme comprising of 4 units totally circa 75,000 sq ft. The application can be found on the Flintshire planning portal, reference no: FUL/000540/26

Location

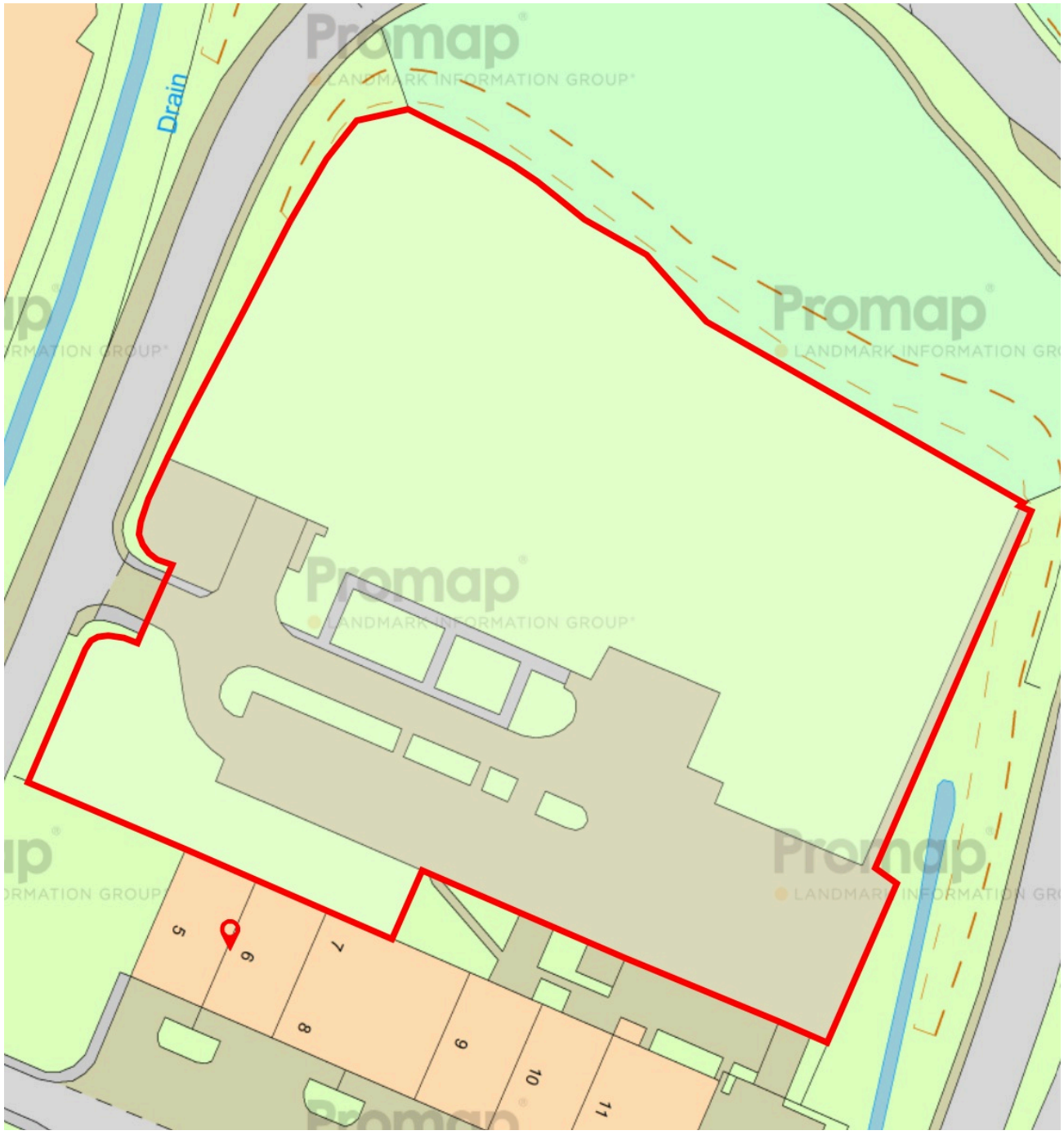
Drome Road occupies a prominent position fronting the A494 on Zone 1, Deeside Industrial Estate. Zone 1 is
accessed from the A550 which in turn connects to J16 of the M56 motorway via the A5117, approximately 3 miles to the east, providing access to Liverpool, Warrington and Greater Manchester.





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Accommodation

The accommodation comprises the following areas:

Name	Size
Ground	3.22 Acres

Terms

The land is available leasehold

Rent

The rent is £105,000 per annum plus VAT

Plans and Photographs

All plans and photographs are for reference rather than fact and were correct at the time of preparation

VAT

All prices, premium and rents are quoted exclusive of VAT and VAT will be charged at the prevailing rate.

Business Rates

Rateable Value: n/a

EPC

EPC exempt - No building present

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.

Legal Costs

Each party to bear their own costs

Spitfire Property Agency



Ben Lamont

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