

COMPOUND

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Zone 1
Deeside Industrial Estate
CH5 2LR

B8

01244 451 000

www.b8re.com

TO LET / MAY SELL



UPTO 2.5 ACRE OPEN STORAGE LAND



LOCATION

The site is located within Zone 1, Deeside Industrial Estate and benefits from immediate proximity to the A494, which provides connections between the A55 (North Wales Expressway) a principal vehicle route serving North Wales coast and the M56 providing links to Cheshire, Greater Manchester and the National Motorway Network

DESCRIPTION

The site extends to approximately 2.5 acres and is suitable for open storage requirements, with plots available from 0.5 acres.

The site is part concrete and hardcore surfaced.

There is a main coded vehicle gate at the entrance to the site and each subdivided plot will be secured with palisade fencing to perimeters.

Additionally, each plot subject to agreement is to be fully serviced with three phase electricity, water and lighting.

CONTACT

For further information please contact:-

Alex Perratt
alex@b8re.com
 07951 277 612

TENURE

Leasehold / Freehold

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

TERMS

New lease on terms to be agreed



MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE has any authority to make or give any representation or warranty in relation to this property. May 2024