



UNIT 56

UNDER REFURBISHMENT



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

19,462 SQ FT (1,808.08 SQ M)



UNIT56
ZONE 2
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 DEESIDE INDUSTRIAL PARK

SAT NAV REF:
CH5 2NS

LOCATION

The premises are located on Zone 2 of Deeside Industrial Park with frontage to Third Avenue, accessed via Parkway the main access road through Zone 2.

Deeside Industrial Park is off the A548/A550, two miles from the end of the M56 which provides access to the national motorway and road networks servicing North Wales and the North West.

TERMS

To let on a new FRI lease, terms to be agreed.

SERVICE CHARGE

A service charge is levied for the common parts of the estate and mobile security.

EPC

A new EPC will be provided post refurbishment.

CODE FOR LEASE BUSINESS PREMISES

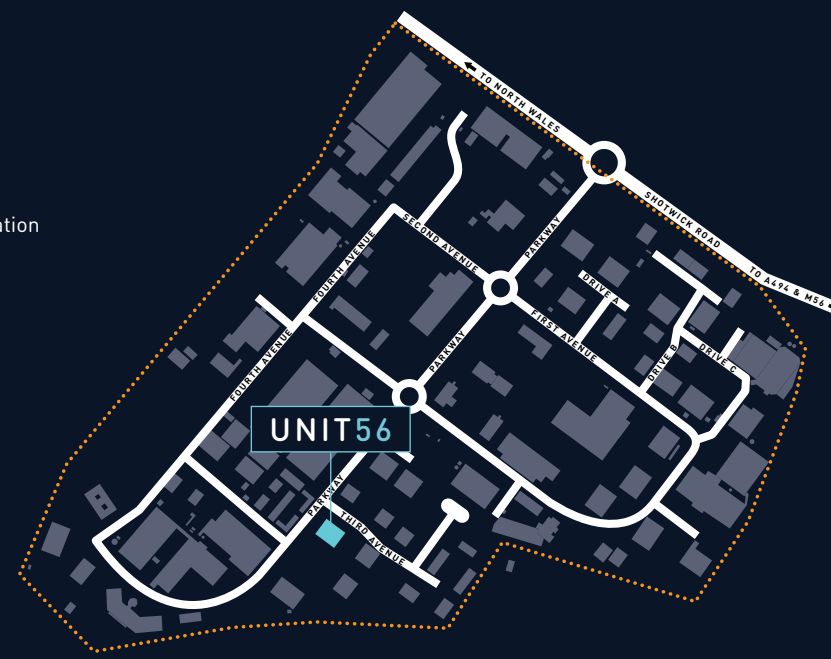
Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.

SPECIFICATION

- Steel portal frame construction
- Ground level access door
- 5m clear working height
- Single storey office/staff accommodation

ACCOMMODATION

Unit area	sq ft	sq m
Office	xxx	xxx
Warehouse	xxx	xxx
Total Area	19,462	1,808.08



CONTACT

For viewings and further information, please contact the joint agents.

WWW.ZONE2DEESIDE.COM

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