

williamslettings



**Unit 2A Off Gas Lane, Mold, Flintshire,
CH7 1UR**

£1,350



EPC - null Council Tax Band -TBC Deposit - £1,350

Off Gas Lane, Mold

null Bedrooms - Industrial Unit

Industrial unit, located within a well-established industrial estate, offers a versatile open-plan workshop with excellent natural light and adaptable floor space. The property includes a dedicated kitchen area, toilet facilities, and a mezzanine level for additional storage or office use. Externally, a large secure yard provides generous space for loading, parking, and external storage. With strong transport links and a thriving business community nearby, the unit is ideally suited for manufacturing, storage, or distribution operations.

Location

This industrial unit is located in Mold, Flintshire, with easy access to the A55 expressway, making it highly accessible for transportation and logistics. The location benefits from a mix of residential, commercial, and industrial properties, offering a well-established business community and convenient access to neighbouring towns such as Flint, Wrexham, and Chester. Transport Links: The A55 North Wales Expressway provides fast links to the motorway network, including the M56, M6, and M53. The unit is easily accessible by car, and public transportation options are within walking distance.

Dimensions & Layout

The unit offers spacious floor area, with large open-plan workshop space suitable for a variety of industrial and commercial uses. Approx 2,200 sq.ft (204 sq.m) including mezzanine floor.

Workshop

The unit has robust flooring and ample headroom, providing flexibility for different types of machinery and equipment.

Kitchen

To include a worktop with integrated sink, under-counter cabinets, and designated space for a fridge

Washroom

Toilet facilities available for the convenience of staff and visitors.

Yard

The unit boasts generous yard space, providing ample room for both parking and storage.

Parking

There is off-road parking available directly outside the unit, providing easy access for staff, clients, or deliveries.

Roller Shutter

The unit is fitted with a large roller shutter door, allowing for easy loading and unloading of goods and providing secure entry/exit for vehicles.

Security

The premises are located in a secure, well-established industrial area

Lease

Minimum lease term of 3 years, with the tenant assuming full responsibility for insurance, repairs and maintenance

Utilities

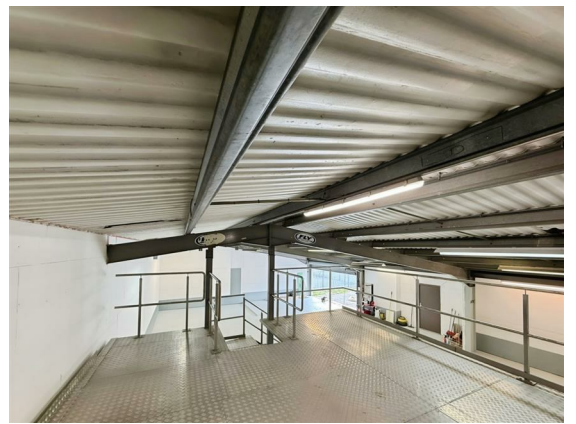
The unit is connected to mains electricity and water.

Services


It is understood that mains electricity is connected via sub meter. None of the services have been checked or tested. Interested parties are advised to make their own enquiries directly with the relevant utility companies.

Amenities

Mold town centre is only a short drive away, providing a range of amenities, including shops, cafes, and restaurants. The town is well-connected with local services and retail outlets.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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