

TO LET

Zone 1 Deeside

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Refurbished - Modern Terrace Warehouse Unit Unit 21, Zone 1

**Drome Road, Deeside Industrial Park, Deeside, Flintshire
CH5 2NY**

- Immediately available
- 3 phase power
- Full height surface loading door
- New Fri lease
- Rent £4,149 pcm
- Min 4.6m eaves

**6,035 sq ft
(560.65 sq m)**



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Unit 21, Zone 1

Drome Road, Deeside Industrial Park, Deeside, Flintshire
CH5 2NY



Location Drome Rd occupies a prominent position fronting the A550 Welsh Rd at The entrance of Deeside Industrial Park within Zone 1.

Zone 1 is accessed directly from the A550 which in turn connects to J16 of the M56 via the A5117, approx. 3 miles to the East

Description Unit 21 forms part of a wider terrace of units within Zone 1 and is fully refurbished. It is of modern steel portal frame construction incorporating offices and production/warehouse space.

The warehouse has a minimum eaves height of 4.6 m rising to 6.3 m at the apex, includes rooflights, 3 phase electrics and is serviced by a full height surface loading door (3.5m x 4m h) leading to an external loading apron incorporating car parking.

Energy Performance Certificate

An energy performance certificate is available on request.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Warehouse	5,070	471
Ground Offices	483	44.87
First Floor Offices	483	44.87
Total	6,035	560.65

Terms

The unit is offered by way of new FR&I lease on terms to be agreed at an annual rental of £49,790 exclusive

There is an annual service charge of £2,414 pa & Building Insurance of £966 pa

Rateable Value

RV is £ 27,250 effective 1 April 2023

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/241989000>

Interested parties are requested to contact the local authority to verify.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

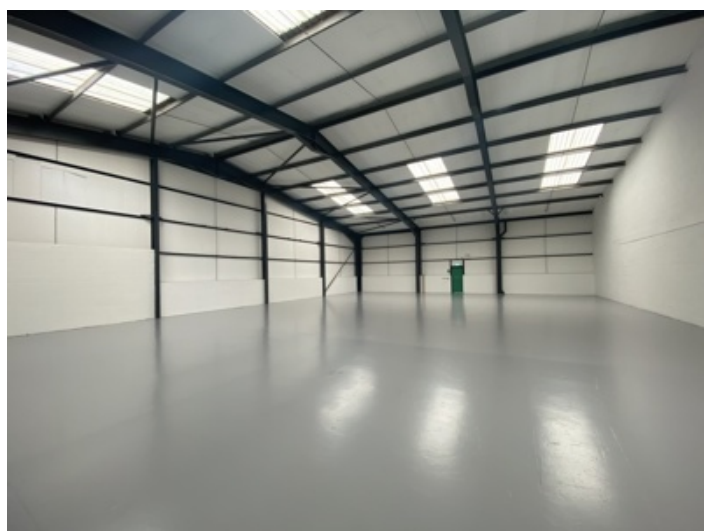
Each party to be responsible for their own costs in relation to any transaction.

Further Information

Please contact the sole agents, LM6:
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