

St David's Park, Ewloe CH5 3XF

To Let
Dee & Menai
House

6,372 – 16,530 Sq Ft.

05

Parks in 1m Radius

14

Minute Drive to M53

19

Minute Drive to M56

109

On-site Parking Spaces



4* Village Hotel & Gym
Chester St David's



Parking



Co-op



Running Hare
Public House

Location.

Dee House and Menai House are in Lakeside Business Village, which is situated on the well-established St David's Park, Ewloe. The 140 acres park was developed in the mid-1980s and is now the primary office location in North Wales. This is partly due to its strategic location, situated adjacent to the intersection of the A55 and A494 dual carriageways, which provides easy accessibility to the M53 and M56. Occupiers include Redrow Group, DSG Accountants, Bupa Care, Wales & West Housing Association, Flintshire County Council and Anwyl Construction.

St David's Park provides outstanding amenities such as 4* Village Hotel & Gym Chester St David's, Co-Op, Starbucks Coffee, Busy Bees Nursery, Osprey Charging Station, Running Hare pub and various parks including McAlpines Park, The Big Park and Parc Y Coed.





Co-op
Busy Bees
Nursery

Dee & Menai House

McAlpines Park

A494

Starbucks
Coffee

Running
Hare Pub

Co-op

Village Hotel
& Gym

Osprey
Charging
Station

Ewloe Post
Office

Local Area.

MoneySuperMarket

Parc Y Coed



Description.

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The premises comprise two detached modern pavilion style offices, which are linked by a shared reception area. The accommodation is predominantly open plan with a number of meeting rooms, boardrooms and kitchens throughout each building.

The specification consists of mineral fibre suspended ceilings, Category II lighting, perimeter trunking and comfort cooling. Menai House has lift access. The properties benefit from designated landscaped car parking, offering a total of 109 spaces, which provides an impressive car parking ratio of 1:148.



Menai House

9,902 Sq Ft.

Specification.

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- Lift access
- Disabled access
- Stair access
- Radiators
- Natural ventilation
- Perimeter trunking
- Cat 2 louvres
- Mineral fibre ceiling tiles
- Comfort cooling
- EPC Rating C53



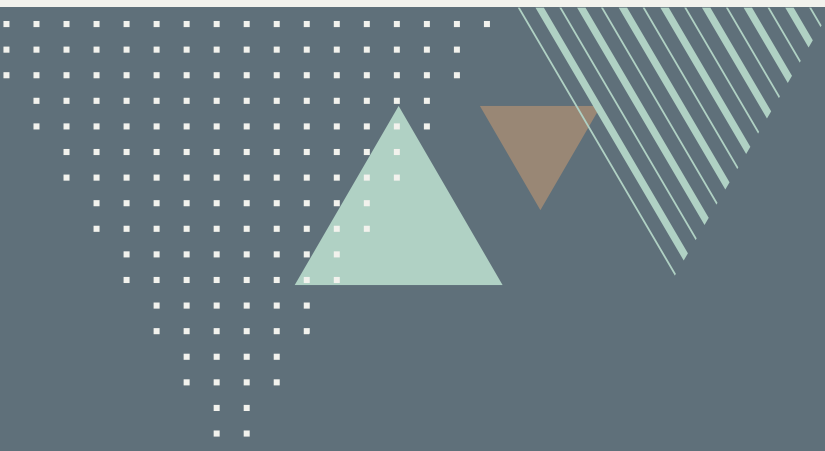
Dee House

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Floor Schedule.

Sq Ft.

Sq M.

Reception

256

23.78

Dee House EPC Rating C53

Ground Floor

Meeting room • Training Room • Kitchen(x2) • WC

3,174

294.87

First Floor

Board Room • Meeting room(x2) • Kitchen • Server Room

3,193

296.64

Total

6,372

591.51

Menai House EPC Rating C53

Ground Floor

Meeting room • Boardroom • Kitchen

4,951

459.96

First Floor

3 meeting rooms • Kitchen

4,951

459.96

Total

9,902

919.92



Menai House.



Dee House.

Further Information

EPC - Rating C 53. A copy of the EPC can be provided to interested parties via the agents.

Terms - New lease by arrangement on FR&I basis

VAT - The property is VAT elected

Legal Costs - Each Party responsible for their own legal costs.

Estate Charge - A general estate service charge for both buildings, details available from the agents.

Viewings - Strictly by appointment through the sole agents.





For further information please
contact the letting agents.

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