



**Unit 2B, Off Gas Lane Bromfield
Industrial Estate, Mold, Flintshire, CH7**

£195,000

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 and toilet facilities. 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.



Layout

The unit offers spacious floor area, with large open-plan workshop space suitable for a variety of industrial and commercial uses. In addition, the property offers a lean to that offers future potential to be sealed up as additional workshop space.

Workshop Area

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

W.C

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.

Roller Shutter Door

Roller Shutter Door: 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

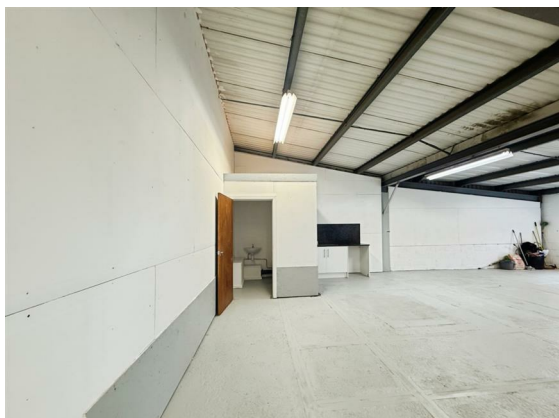
The premises are located in a secure, well-established industrial area

Utilities

The unit is connected to mains electricity and water.

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

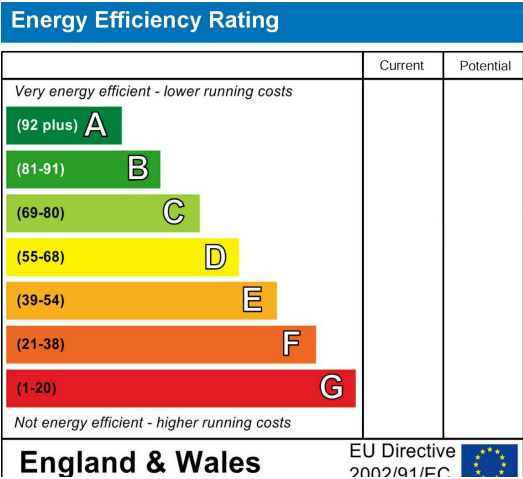
The A55 North Wales Expressway provides fast links to the motorway network, including the M56, M6, and M53. The unit is easily accessible by car, and public transportation options are within walking distance.

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.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.