



## Commercial Unit Dock Road, Connah's Quay, Deeside, CH5 4DS

**£175,000**



**EPC - 0    Council Tax Band -    Tenure - Freehold**



# Dock Road, Connah's Quay

## 0 Bedrooms - Industrial Unit

Five Secure Workshop / Storage Units with Large Yard – Popular Industrial Estate

Well-presented industrial units offering secure workshop and storage spaces, complemented by multiple storage containers and a large, gated yard. Located on a sought-after industrial estate, this property is ideal for businesses needing flexible work and storage space with excellent access and security.



### Location

The premises are located on Dock Rd industrial estate which principally consists of different types of light industrial businesses, there is also a café on site. The area is up and coming as it sits on the side of the River Dee, with the North Wales Coastal path and official cycleway running alongside the Dee towards Chester. Access is close to the bridge leading on to Deeside industrial park. close to the M56 which provides access to the national road network serving both North Wales and the Northwest. Trains and buses run from within one mile of the premises.

### Workshop Storage Facility

Situated in a very populated area on an up-and-coming Industrial Estate, ideal for most businesses to store and repair equipment with a yard to store heavier equipment and materials for your business.


### Property Details

Consists of six container yards and a very large yard. See pictures for reference. Potential for a roof to be constructed to create a 1,600 – 2,000 square foot unit subject to planning permission, cost available if interested.





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.

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



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.