



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

£375,000



EPC - null

**Council Tax Band - New Build
- Freehold**

Tenure

Off Gas Lane, Mold null Bedrooms - Industrial Unit

Introducing two Industrial units, located within a well-established industrial estate, offering versatile workshops with excellent natural light and adaptable floor space. Unit 2a includes a dedicated kitchen area, toilet facilities, and a mezzanine level for additional storage or office use. Unit 2b The property includes a dedicated kitchen area and toilet facilities. Externally, a large secure yard provides generous space for loading, parking, and external storage. 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 units are ideally suited for manufacturing, storage, or distribution operations.



Unit 1a - 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.

Unit 1a - 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.

Unit 1a - Workshop

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

Unit 1a - Kitchen

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

Unit 1a - Washroom

Toilet facilities available for the convenience of staff and visitors.

Unit 1a - Yard

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

Unit 1a - Parking

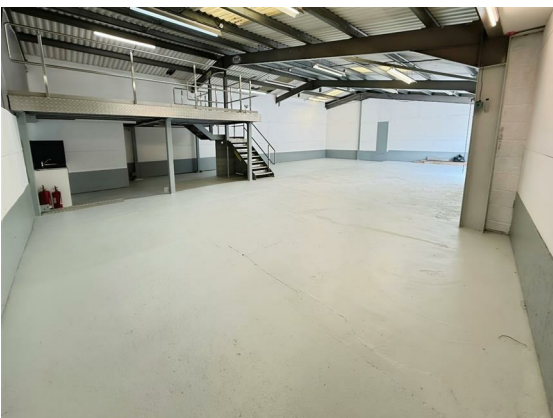
There is off-road parking available directly outside the unit, providing easy access for staff, clients, or deliveries.

Unit 1a - 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.

Unit 1a - Security

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



Unit 1a - Lease

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

Unit 1a - Utilities

The unit is connected to mains electricity and water.

Unit 1a - 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.

Unit 1a - 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.

Unit 2b - 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.

Unit 2b - Workshop Area

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

Unit 2b - Kitchen

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

Unit 2b - W.C.

Toilet facilities available for the convenience of staff and visitors.

Unit 2b - Yard

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

Unit 2b - 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.

Unit 2b - Security

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

Unit 2b - Utilities

Unit 2b - Location

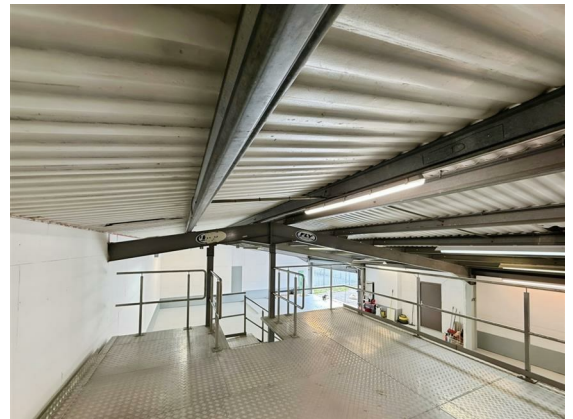
This industrial unit is located in Mold, Flintshire, with easy access to the A55 expressway, making it highly accessible for transportation and logistics. The location benefits from a mix of residential, commercial, and industrial properties, offering a well-established business community and convenient access to neighbouring towns such as Flint, Wrexham, and Chester.

Unit 2b - 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.

Unit 2b - 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.