

MODERN DETACHED WAREHOUSE/MANUFACTURING FACILITY **TO LET/MAY SELL**

TO BE REFURBISHED

UNIT **1**

TENTH AVENUE
ZONE 3
DEESIDE **CH5 2UA**

100,411
SQ FT

(933.20 SQ M)

ON A SITE OF 6.03 ACRES



DESCRIPTION

Unit 1 comprises a modern detached warehouse/manufacturing unit on a fully contained site and is secured with a perimeter fence and CCTV.

The property benefits from the following specification:

WAREHOUSE



Steel portal frame construction



Profile cladding



10% roof lights



12m eaves height to underside of the haunch & 16m to the apex



50kn sqm floor loading



kVa power supply TBC



8 level access loading doors



4 dock level loading doors



Large dedicated concrete service yard



Dedicated car parking



A combination of LED fixed and suspended halogen spot lighting



Wall mounted gas heaters



OFFICES



Two storey office amenities



Reception area



8-person passenger lift



Raised floors



Suspended ceilings



Dedicated Staff parking area



Male, female & disabled WC's





ACCOMMODATION

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the following gross internal areas:-

DESCRIPTION	SQ FT	SQ M
Warehouse	90,247	8,387.28
Ground Floor Office	5,082	471.46
First Floor Office	5,082	471.46
Total Floor Area	100,411	9,330.20

SERVICES

We understand the premises benefits from all mains services.

THE SITE PROVIDES
FOR A TOTAL OF
6.03 ACRES
(2.44 HA)
THEREBY HAVING A DEVELOPMENT
DENSITY OF ONLY 38%.

LOCATION

DEESIDE INDUSTRIAL PARK IS REGARDED AS ONE OF THE PREMIER INDUSTRIAL LOCATIONS IN THE REGION. THE ESTATE HAS BEEN DEVELOPED SINCE THE 1970S AND FORMS PART OF THE 2,000 ACRE DEESIDE INDUSTRIAL AREA.



The industrial estate has attracted a number of major occupiers including:



The abundant local labour force has strengthened the desire for businesses to locate to Deeside.



The property is located approx. 7 miles (11km) to the Northwest of Chester, 16 miles South of Liverpool and 42 miles west of Manchester on the A550 and A548. The area has an excellent road infrastructure with connections to North Wales (Port of Holyhead) via the A55 and the national motorway network via J16 of the M56 and the M53.

DRIVE TIMES

M56	6 mins	4.5 miles
M53	11 mins	7 miles
Chester	15 mins	7.8 miles
Liverpool Airport	32 mins	25.9 miles
M6	28 mins	26 miles

42
MILES
FROM
MANCHESTER



16
MILES
FROM
LIVERPOOL



FURTHER INFORMATION

TENURE

The property is available leasehold with consideration given to a freehold sale.

TERMS

On application with the joint agents.

BUSINESS RATES

The property has a Rateable Value of £460,000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here.

We recommend you obtain professional advice if you are not represented.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

For viewings and further information, please contact the joint agents.

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