

Foresters Hall

Individual Suites

MS10745



FLINT

Office Accommodation To Let

From £1,500 pa

Flexible Terms

Office Accommodation to Rent; Suite 2,3,4 and 5, Foresters Hall,
Church Street, Flint. CH6 5AE
From £1,500 pa Flexible terms
MS10745



DESCRIPTION: Town centre office accommodation in the busy historic Town of Flint with good transport links. The trains run from Flint directly to London. Town centre parking close by and limited time parking in the street. There are four office suites available on flexible terms.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through Shotton Office
33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182
Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2:00pm Saturday

DIRECTIONS: From our Shotton Office turn left and proceed through Connah's Quay passing Cambria College on the left hand side and at the roundabout take the first exit to join the by pass to Flint. Continue through Oakenholt into Flint and on reaching the town, at the traffic lights by the Royal Oak pub turn left into Church Street where the property will be seen on the right hand side.

LOCATION: Prime town centre location.

HEATING: Electric panel heaters.

ENTRANCE HALL: An impressive welcoming entrance with security access.

SUITE 2 - £1,500 pa

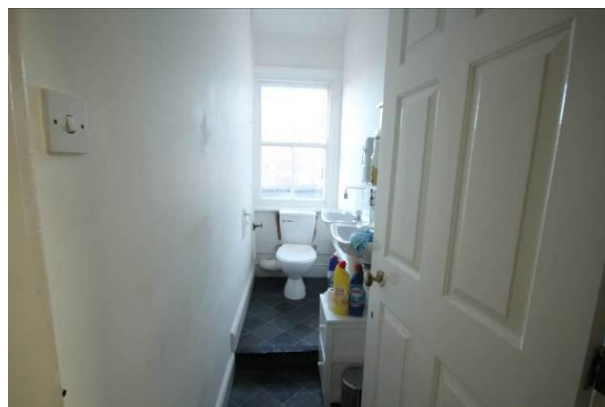
OFFICE 1 13' x 6' 2" (3.96m x 1.88m)



OFFICE 2 13' 2" x 8' 4" (4.01m x 2.54m) Electric panel heater.



SHARED WC This is for use for suites 2,3 and 4. Wash hand basin and w.c.



SUITE 3 - £1,500 pa

OFFICE 18' 8" x 13' (5.69m x 3.96m) Two electric panel heaters.



SUITE 4 - £2,500 pa

OFFICE 1 16' x 12' 4" (4.88m x 3.76m) Electric panel heater.



OFFICE 2 16' x 12' 4" (4.88m x 3.76m) Electric panel heater.



SUITE 5 - £4,000 pa

RECEPTION OFFICE 13' x 12' 4" (3.96m x 3.76m) Electric panel heater.



CONFERENCE ROOM 33' 4" x 12' 4" (10.16m x 3.76m) Electric panel heater.



KITCHEN: 6' 7" x 6' 2" (2.01m x 1.88m) Single stainless steel sink unit with base units and counter work surface over



LADIES W.C: Electric panel heater.



GENTS W.C: Electric panel heater.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify 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. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness

of the same by their own inspection and Survey.