



PARKWAY, DEESIDE INDUSTRIAL PARK
DEESIDE, FLINTSHIRE CH5 2NS

UNIT 1 TO LET
MODERN INDUSTRIAL / WAREHOUSE UNIT
21,386 SQ FT (1,988 SQ M)

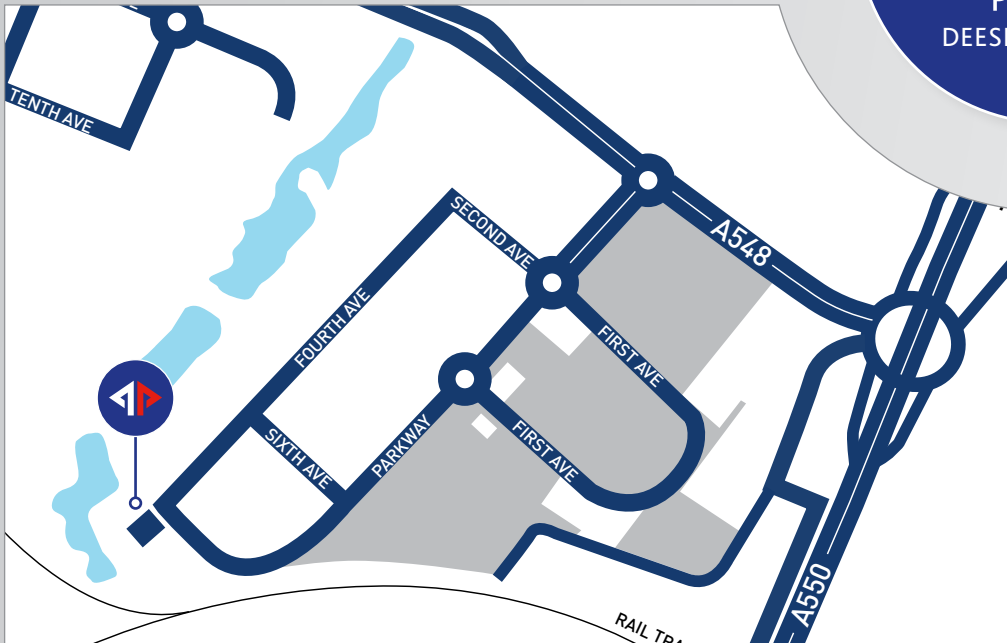




LOCATION

Prospect Park is situated on Parkway, the main spine road of Zone 2, Deeside Industrial Park. Parkway is accessed from the A548 dual carriageway and is directly adjacent to the A550 Expressway which leads onto the M56 approximately 6 minutes' drive/ 3 miles away.

Manchester International Airport and Liverpool John Lennon Airport are both within approximately 30 minutes' drive time. Chester City Centre lies approximately 10 miles to the south east.

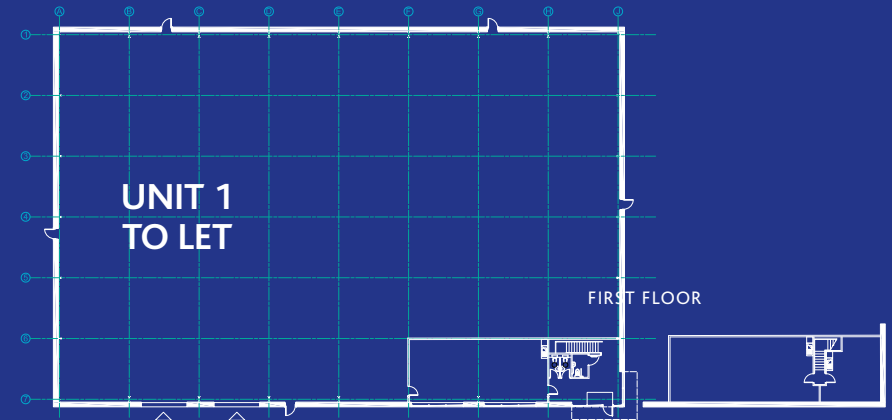


DESCRIPTION

The unit benefits from a high specification, including;

- ▶ Steel portal clear span construction
- ▶ Insulated cladding to elevations & roof
- ▶ Eaves height 8 metres
- ▶ Level access sectional up and over doors to warehouse (4.5m x 6m)
- ▶ Roof lights to warehouse
- ▶ High level LED lighting
- ▶ Security & fire alarm
- ▶ 3 phase electric
- ▶ Generous car parking provision
- ▶ Designated yard area with 25 metre turning circle
- ▶ Separate glazed reception/ office entrance
- ▶ Two storey offices
- ▶ Male, female & disabled WCs

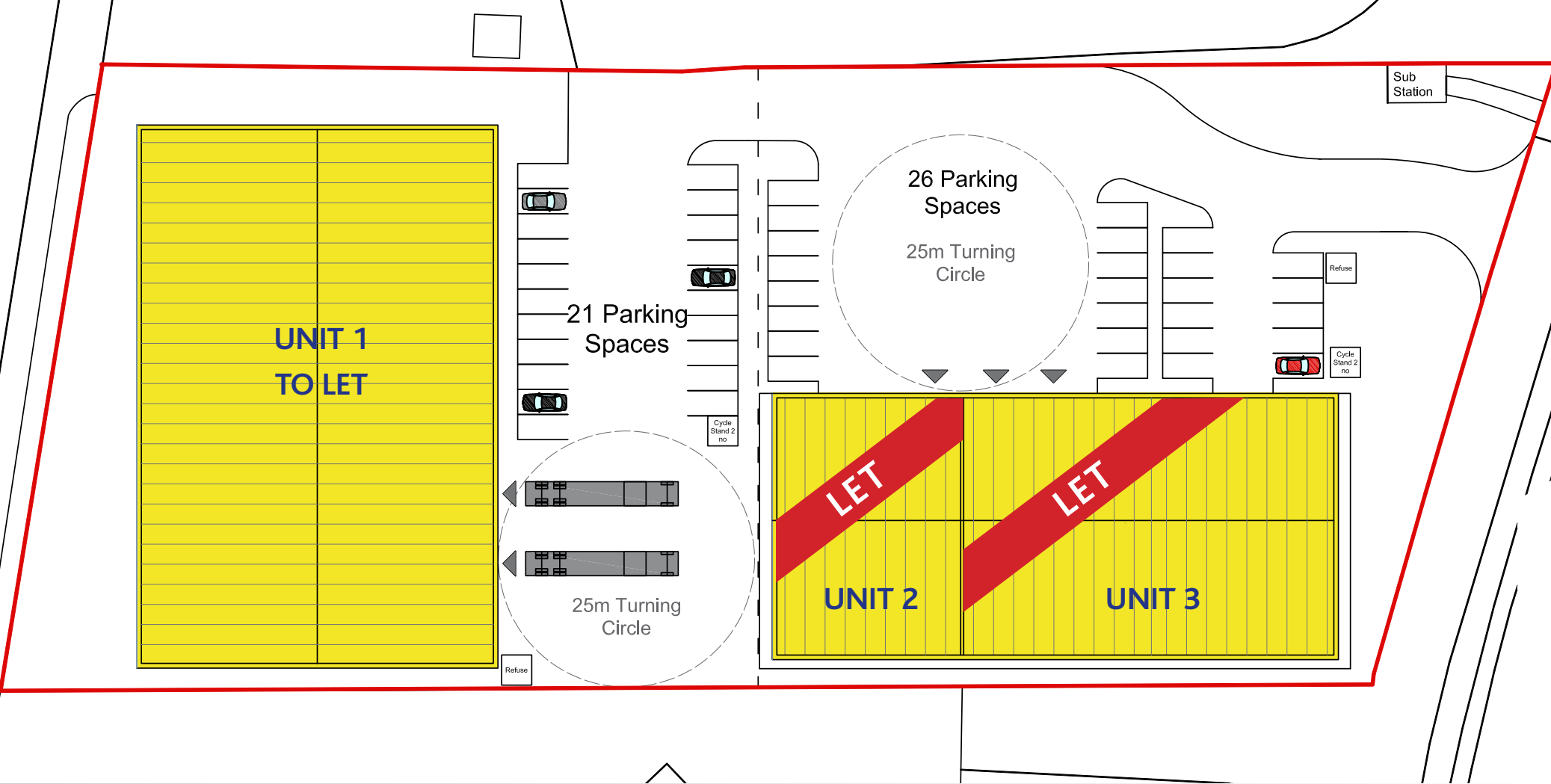
▶ Canopy & Racking available by separate negotiation.
Approx. 2,000-2,500 pallet spaces



Unit 1	Sq M	Sq Ft
Ground Floor	1,868	20,104
First Floor	120	1,282
Total	1,988	21,386



SITE PLAN



TERMS

The unit is available To Let

VAT

All prices and rentals quoted are exclusive of but may be liable for VAT.

LEGAL COSTS

Each party are to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of A.

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.



Photography taken Spring 2017 prior to Tenant occupation



CODE FOR LEASE 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.

VIEWING

Strictly by private appointment with the Sole agents:



Mark Diaper
markdiaper@legatowen.co.uk
Rupert Chadwick-Dunbar
rupertchadwickdunbar@legatowen.co.uk

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