



FOR SALE

1 Newtech Square, Deeside Industrial Park, Deeside, CH5 2NT

Offices and laboratory space
20,176 sq ft (1,874.3 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a self contained detached property and benefits from:

- Situated in a premier manufacturing and distribution location within Deeside Enterprise Zone.
- Refitted and refurbished in 2011 to provide a laboratory research and development facility with offices and storage (some areas are still part refurbished).
- High speed fibre broadband connection.
- CAT 5 wiring throughout.
- There is an access-controlled large reception area, large meeting / conference room, small kitchen, Ladies and Gents washroom facilities plus separate shower room, canteen area with tables, a number of Laboratory spaces with large number of fume cupboards, dust extraction and fittings for gases.
- Various multi-purpose office areas (open plan and meeting rooms) .
- Large outside area for waste skips plus storage rooms.
- A large plant room containing 2 boilers, water tanks as well as ducting and controls for heating and gas extraction.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Ground Floor Reception, offices, stores, kitchen & shower rooms	168.4	1,813
Ground Floor usable office/laboratory area	520.2	5,600
Ground Floor under construction office/laboratory area	308.8	3,324
First Floor offices	309.6	3,333
First Floor usable office/laboratory areas	567.3	6,106
Total	1,874.3	20,176

Tenure

The property is available freehold.

Price

Offers in the region of £800,000.





Parking

8 spaces are allocated plus shared parking on a first come first served basis. Additional parking is available within several large car parks in the common areas of Newtech Square.

Business Rates

The property has a rateable value of £116,000, giving an approximate rates payable of £58,000.

Service Charge

A service charge is payable for the maintenance of the common areas of the estate.

Utilities

Three phase electricity, mains gas and mains water are connected to the building.

Broadband

There is fibre broadband connection in the property.

Energy Performance Certificate

The property has an EPC rating of D.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

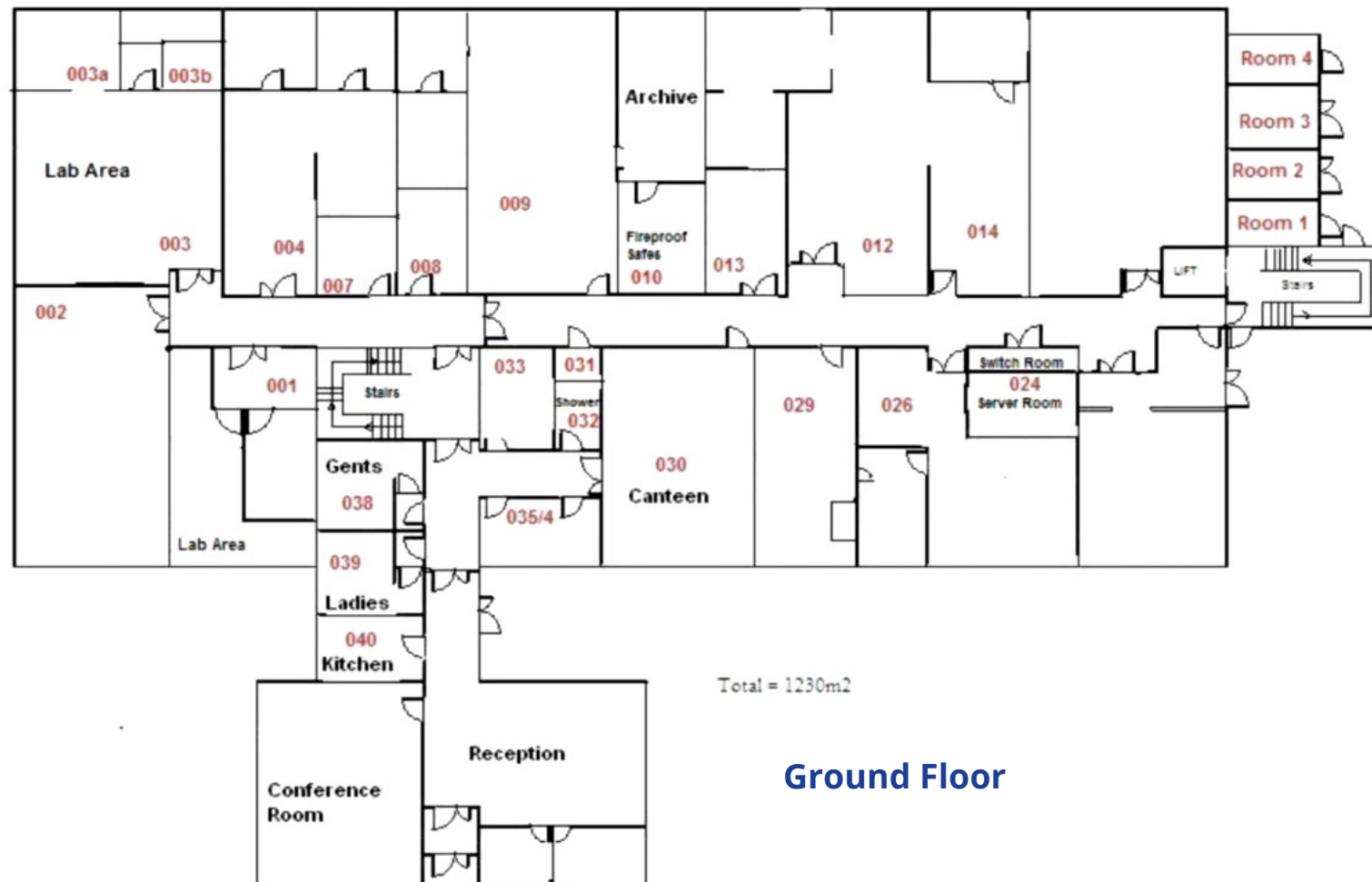
Each party is responsible for their own legal costs.

VAT

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

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.





* = fume cupboards

Second Floor



Location

The premises are located on Zone 2 of Deeside Industrial Park with frontage to First Avenue, accessed via Parkway, the main access road through Zone 2. Deeside Industrial Park is off the A548/A550, two miles from the end of the M56 which provides access to the national motorway and road networks servicing North Wales and the North West.



Contact:



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DATE PREPARED: **APRIL 2024**

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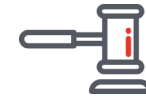
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