



FOR SALE

Unit 6 Hawarden Industrial Estate, Manor Lane, Hawarden, CH5 3PZ

Detached industrial unit with secure yard
11,370 sq ft (1,056.40 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a detached industrial unit of steel portal frame and benefits from:

- Secure yard
- Pedestrian access
- Dedicated office accommodation
- Trade counter facility
- Mezzanine storage
- First floor office accommodation
- Loading bay facility
- Three phase power
- Close proximity to A55 and M56

Accommodation

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

	GIA sqm	GIA sqft
Main building	521.42	5,612
First Floor	224.44	2,416
New build	310.54	3,345
Total	1,056.40	11,370

Tenure

The property is available freehold.

Price

Offers in the region of £895,000.





Business Rates

The property has a Rateable Value of £45,500.

Utilities

The property benefits from three phase power, water and drainage.

Energy Performance Certificate

The property has an EPC rating of C.

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.

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

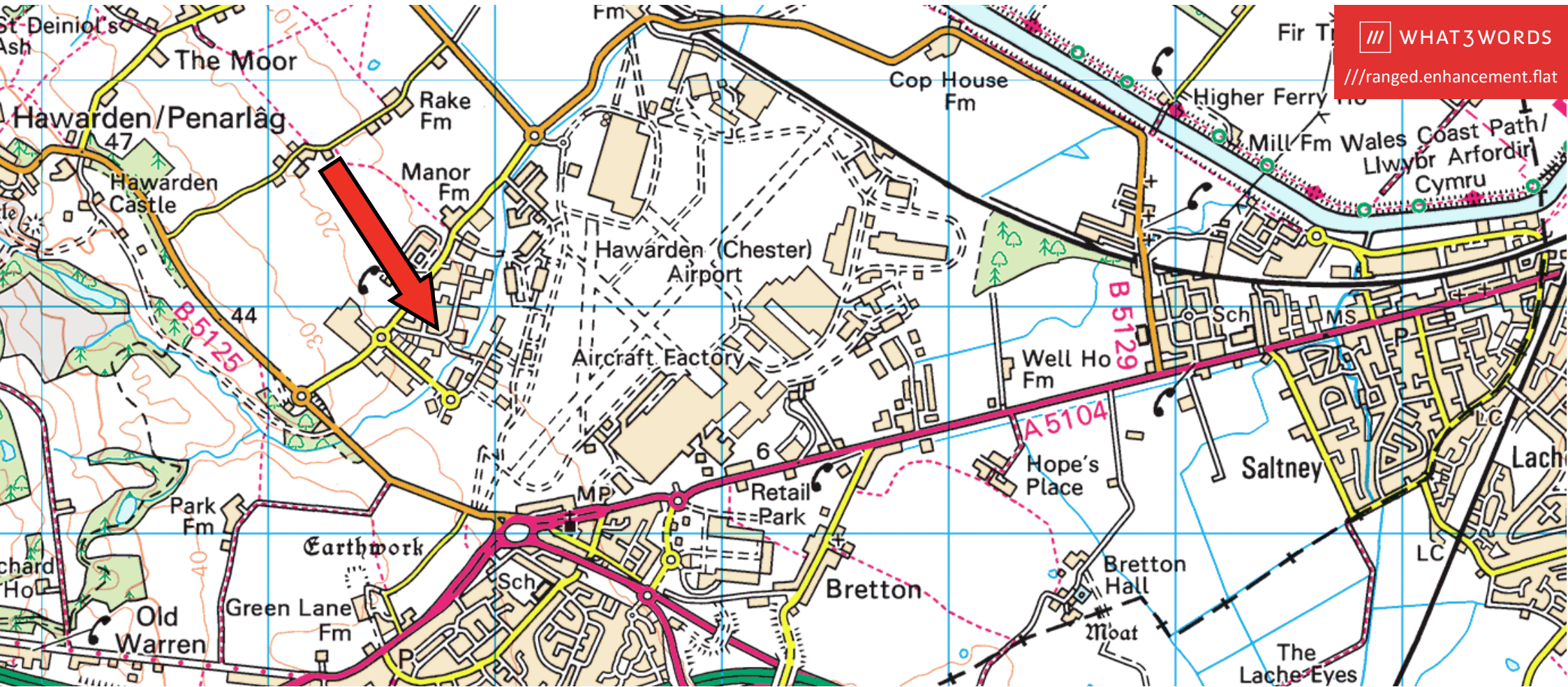
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Location

Hawarden Industrial Estate is situated 3 miles from the intersection of the A55 North Wales Expressway and Chester Road, Providing access to the M53 - M56 motorways.

Hawarden Industrial Estate lies approximately 7 miles to the west of Chester and is situated close to the Airbus Broughton facility and Hawarden Airport. Brought Retail Park is in close proximity and provides both retail and leisure amenities.



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
DATE PREPARED: **November 2024**

Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



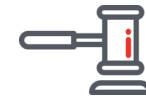
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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