



FOR SALE

Unit 1 Gas Lane, Bromfield Industrial Estate, Mold, Flintshire, CH7 1UR

Detached industrial with yard
4,695 sq ft (431.6 sq m)

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Description

The property comprises a detached industrial unit and benefits from:

- Steel portal frame
- Profile metal sheet cladding
- Concrete floor
- Manual roller shutter door
- Eaves height of 6 metres
- Separate personnel entrance
- Ground and first floor office
- Three phase power
- Lighting

Please note that the cladding is being repainted in the coming weeks at the landlords cost.

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
Offices	101.78	1,149
Warehouse	324.82	3,496
Total	431.6	4,645
Eaves Height	6m	

Tenure

The property is available freehold.

Price

Offers in excess of £395,000.





Business Rates

The property is to under go re-assessment.

Utilities

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

Energy Performance Certificate

The property is undergoing an EPC check.

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

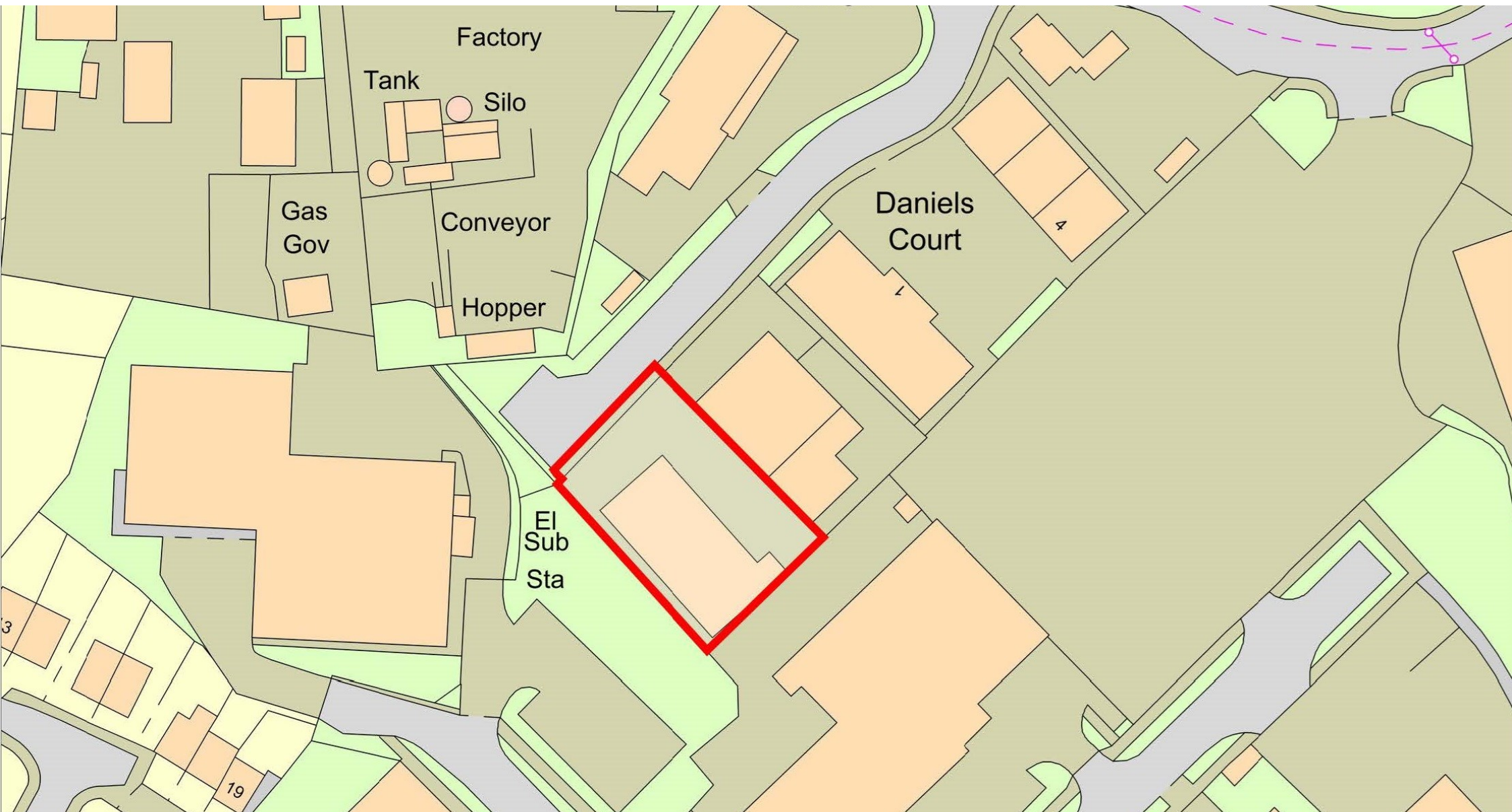
All terms will be subject to VAT at the prevailing rate.

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.

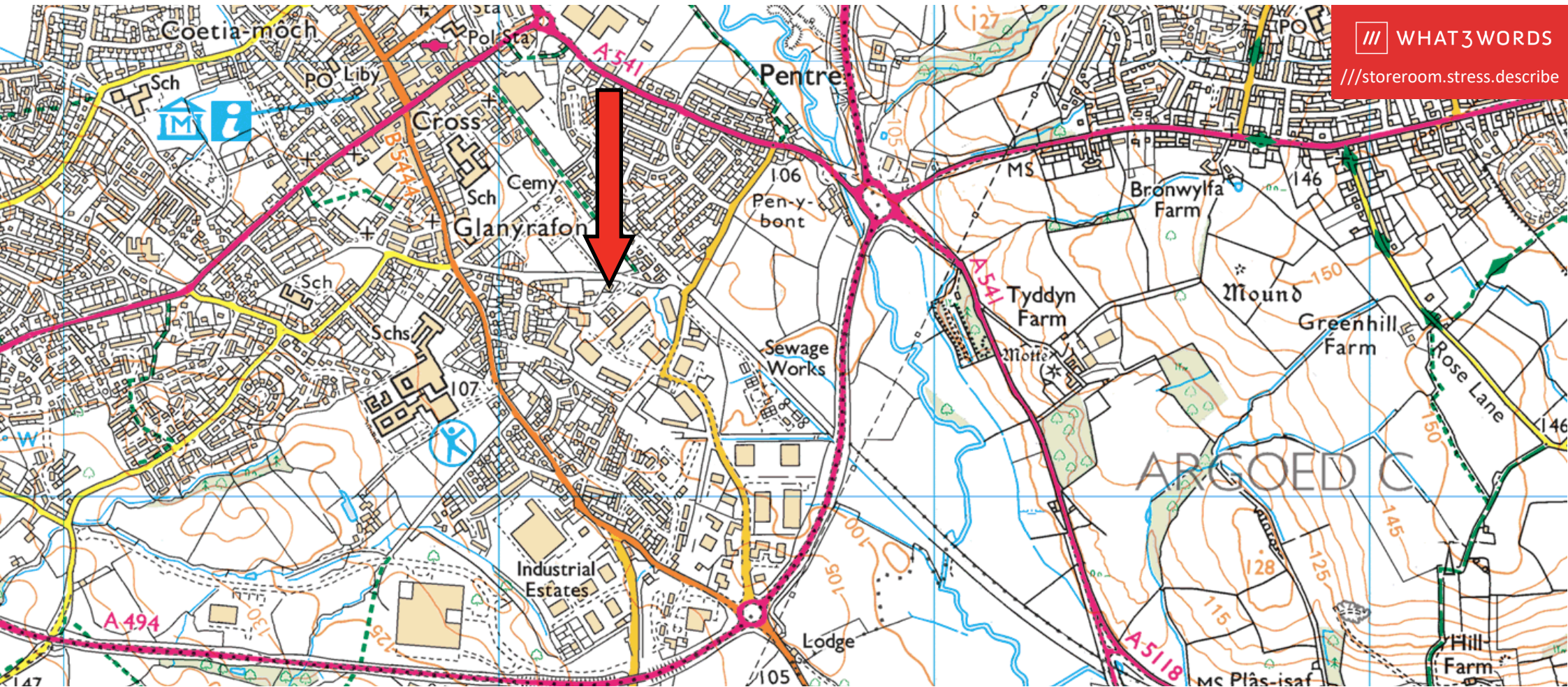






Location

The property is off the B5444 Wrexham Road to the south of Mold town centre. Wrexham Road links directly with the A494 Mold Bypass and as such the property has easy access to both the town centre and the regional road network.



Contact:



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DATE PREPARED: **March 2025**



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