



TO LET / FOR SALE

Unit 3 Evans Way, Shotton, Flintshire, CH5 1QJ

High specification unit—can be let floor by floor
2,560 sq ft (237.8 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises an office accommodation in Rowley's Park, Shotton and benefits from:

- Ground floor office space
- First floor open plan offices
- Kitchen
- WC's
- Alarm
- Perimeter trunking

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
Unit 3	237.8	2,560

The unit is available as a whole for sale or to let, or to let on a floor by floor basis 1,280 sq ft—2,560 sq ft.

Terms

The property is available leasehold by way of a new full repairing and insuring lease. Alternatively, the unit can be sold as a whole.

Rent

The rent is £10.00 per sq ft per annum plus VAT.

Rent is payable quarterly in advance by direct debit. There will be an upward only rent review every 3rd or 5th year, depending on length of lease.

Price

Sold as a whole for £300,000

Rent Deposit

A rent deposit may be requested dependent on credit check.

Parking

The property has the benefit of 8 car parking spaces.

IT/Telephone

The landlord will undertake a full IT/telephone/cabling package at competitive rate.





Business Rates

The tenant is responsible for the payment of business rates.

Service Charge

The property is subject to a service charge for the common areas of the estate, budget £1,000.

Building Insurance

The tenant is to insure the building, budget £1,000.

Utilities

To be paid by tenant.

Energy Performance Certificate

The property has an EPC rating of B

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

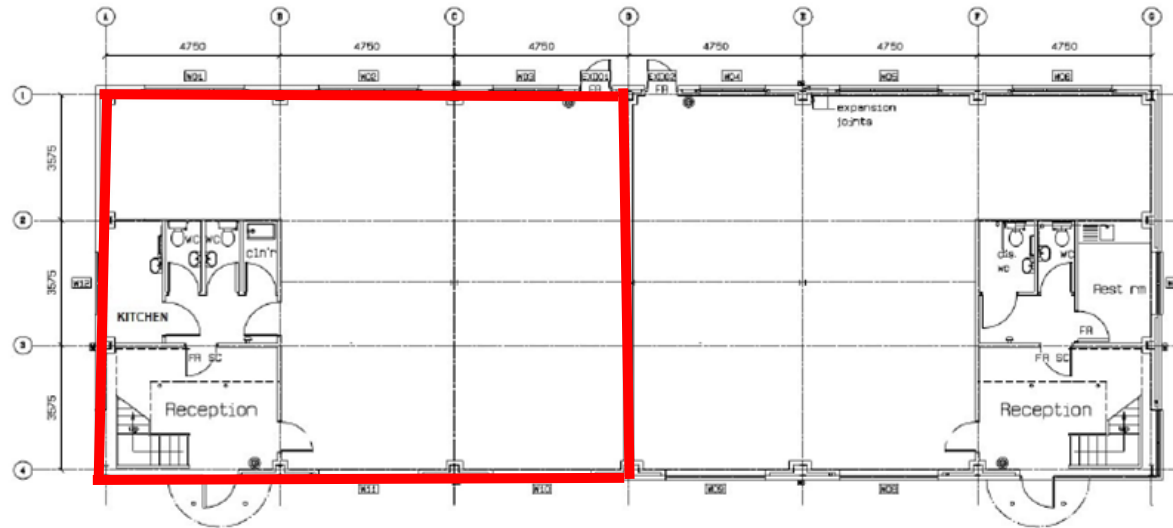
All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

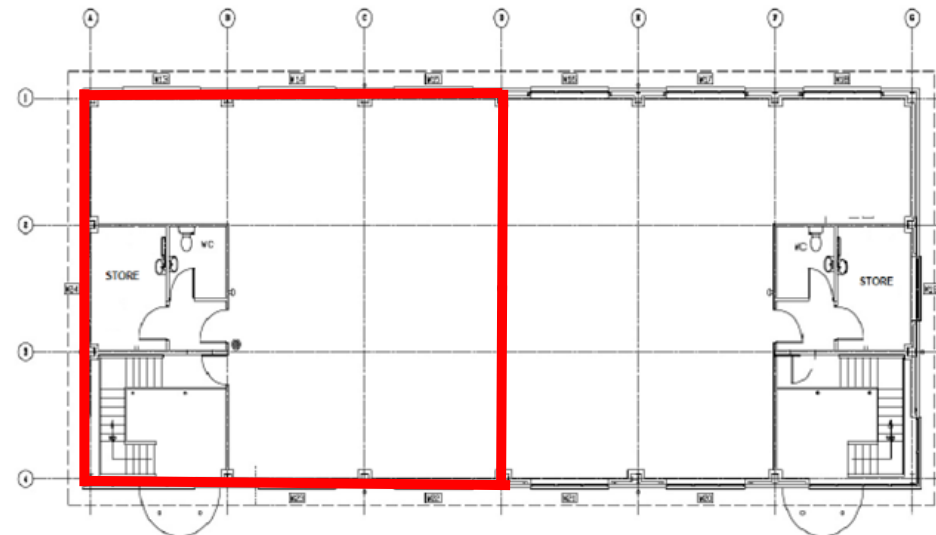
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

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.



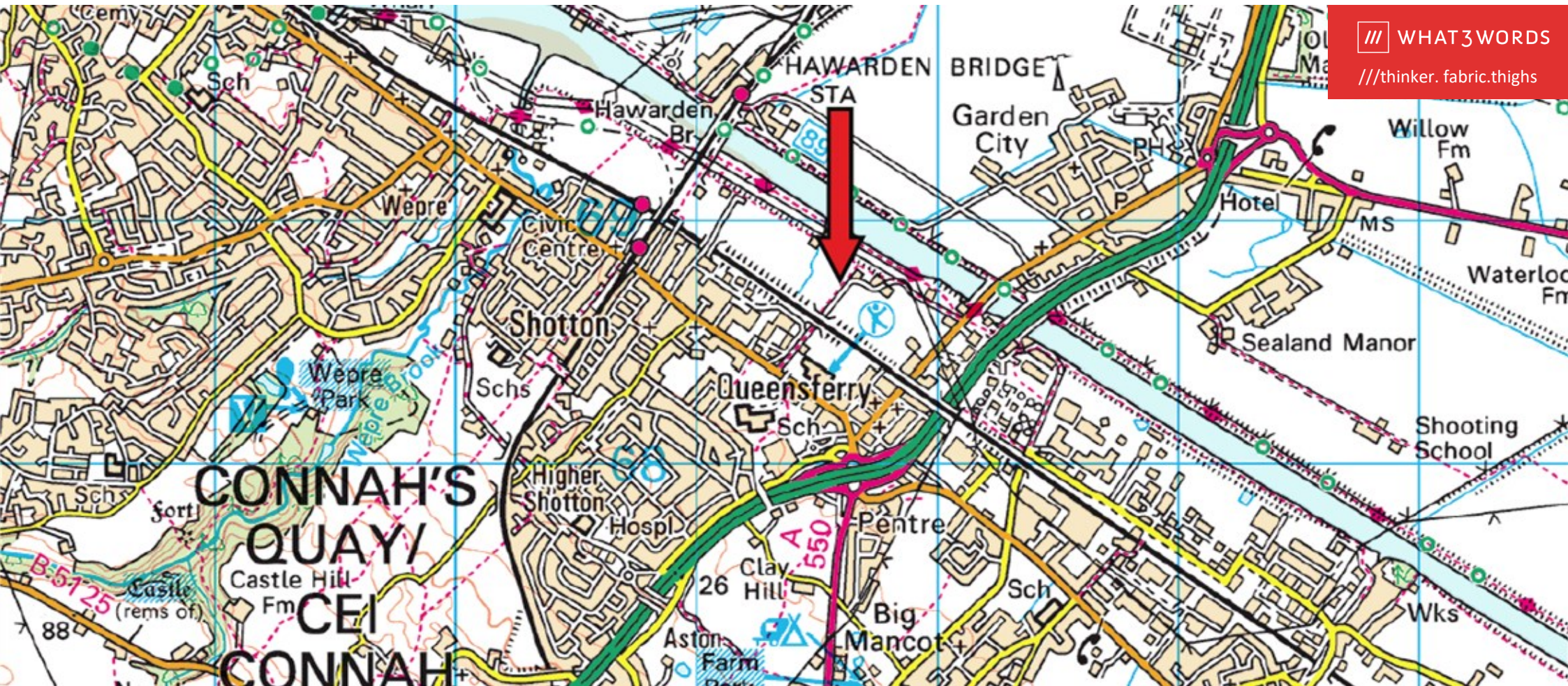
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

Location

The property is located off Chester Road East on Evans Way, Queensferry. The property is situated in an ideal location just a few minutes drive from the A494 which provides access to the A55 Expressway to North Wales.



Contact:



Will Sadler
07957 562816
willsadler@legatowen.co.uk

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: MAY 2025



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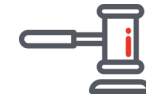
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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01244 408200
legatowen.co.uk