

DEESIDE



INDUSTRIAL / WAREHOUSE UNITS

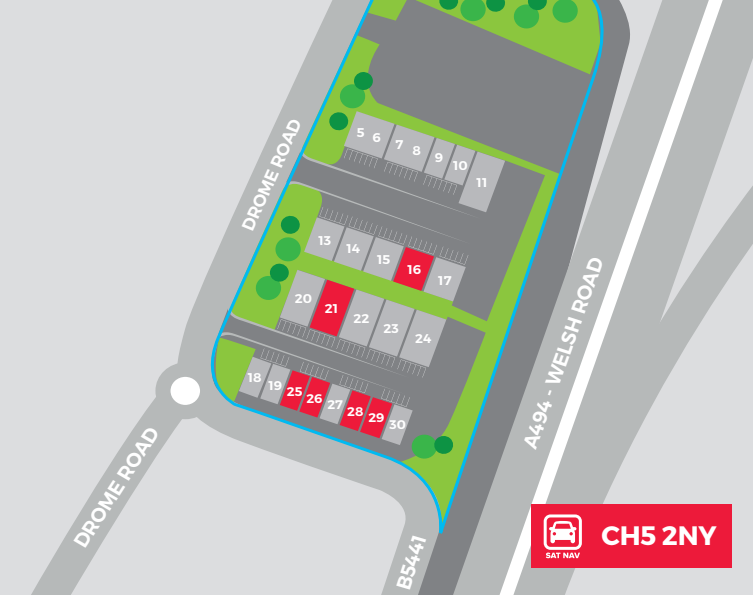
TO LET

2,939 - 6,055 ft²
(273 - 562 m²)

www.ipif.com/deeside



DROME ROAD ZONE ONE
DEESIDE INDUSTRIAL ESTATE, FLINTSHIRE CH5 2NY



LOCATION

The estate occupies a prominent position fronting the A550 Welsh Road on Zone 1, Deeside Industrial Estate. Zone 1 is accessed from the A550 which in turn connects to J16 of the M56 motorway via the A5117, approximately 3 miles to the east.

DESCRIPTION

The units are of steel portal frame construction with part brick and profiled clad elevations. Servicing is provided via a roller shutter door to the front elevation with separate personnel entrance.

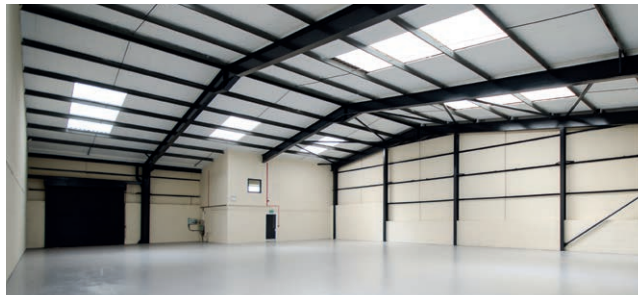
SPECIFICATION

- 5.3m eaves
- 3 phase power
- Forecourt parking
- W/C facilities

DEESIDE ENTERPRISE ZONE

Enterprise Zones are geographical areas that support new and expanding businesses by providing a first class business infrastructure and compelling incentives. Deeside Enterprise Zone in Flintshire, North Wales, is a modern, high skills driven area with ambitions to be recognised as a centre for advanced technological excellence on a world scale.

If you have an enquiry about Deeside Enterprise Zone, please visit <https://business.wales.gov.uk/enterprisezones/enterprise-zone-locations/deeside/about-deeside-zone> or contact the Business Information Helpline by telephone: +44 (0)3000 6 03000 or Email: businesssupport@wales.gsi.gov.uk.



ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT	M ²	FT ²	EPC
16	412	4,432	C-68
21	562	6,055	D-85
25	283	3,019	E-123
26	275	2,959	D-97
28	273	2,939	D-87
29	282	3,040	C-63

LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPC's are available on request.

VIEWING Strictly by prior arrangement with the agents.

On behalf of the landlord

IPIF
0800 804 8600
www.ipif.com

Lewis Callanan
lewis.callanan@ipif.co.uk

CBRE
0151 224 7666
www.cbre.co.uk

Darren Hill
darren.hill2@cbre.com

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

Mark Diaper
markdiaper@legatowen.co.uk

B8
0151 675 5000
www.b8re.com

Thomas Marriot
thomas@b8re.com
Jon Thorne
Jon@b8re.com