

Industrial

# Unit 10 | Parkway Business Centre

📍 Sixth Avenue, Deeside, CH5 2LE

## Unit 10 | 2,963 sq ft

High quality industrial space available now

The unit is suitable for a variety of uses including light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space. The unit benefits from office space, WC facilities and parking.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- WC Facilities
- 24 Hour Access
- Flexible Space
- Electric Roller Shutter Door
- Well Maintained Estate

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£29,800.00	£10.06
Rates	£7,686.00	£2.59
Maintenance Charge	£5,100.00	£1.72
Insurance	£592.60	£0.20
<b>Total Cost</b>	<b>£43,178.60</b>	<b>£14.57</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0100941](http://unit.info/UIP0100941)

**+440 808 169 7554**

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## Location

Parkway Business Centre benefits from direct access to the A550 which in turn links to junction 16 of the M56 (2 miles). Chester city centre lies approximately 10 miles to the south east



### Road

Chester city centre is approximately 8 miles to the east via the A548.



### Airport

Liverpool John Lennon Airport is under 30 miles away.



### Rail

Chester city centre is approximately 8 miles to the east via the A548.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (52)



enquiries@industrials.co.uk  
+440 808 169 7554

www.industrials.co.uk

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## Key Contact



### Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169  
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