



UNIT 54



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

3,456 SQ FT (321.1 SQ M)





UNIT 54



ZONE 2

DEESIDE INDUSTRIAL PARK

SAT NAV REF:
CH5 2NU

LOCATION

The premises are located on Zone 2 of Deeside Industrial Park with frontage to Third Avenue, accessed via Parkway the main access road through Zone 2.

Deeside Industrial Park is off the A548/A550, two miles from the end of the M56 which provides access to the national motorway and road networks servicing North Wales and the North West.

TERMS

To let on a new FRI lease, terms to be agreed.

SERVICE CHARGE

A service charge is levied for the common parts of the estate and mobile security.

EPC

The property has an EPC (Energy Performance Certificate) rating of E.

CODE FOR LEASE BUSINESS PREMISES

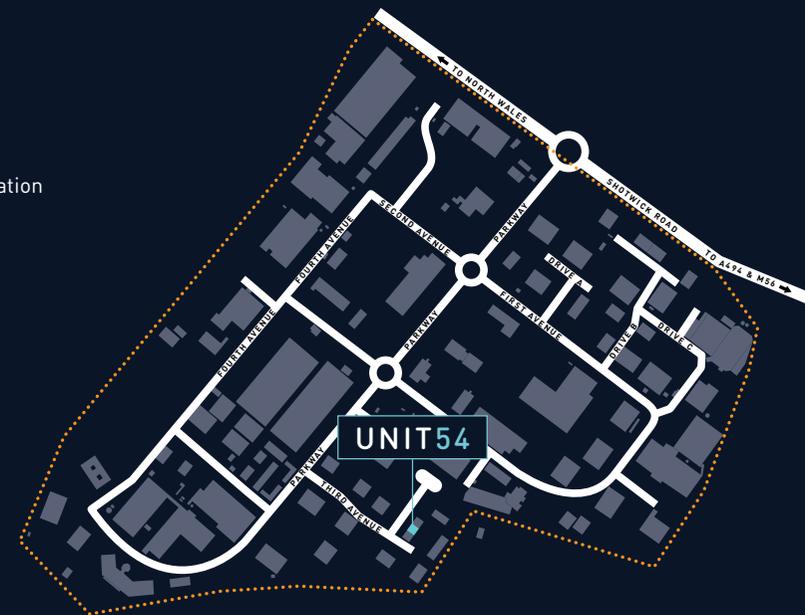
Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.

SPECIFICATION

- Portal frame construction
- Ground level access door
- 5m clear working height
- Single storey office/staff accommodation
- Car parking
- Rear service yard

ACCOMMODATION

| Unit area | sq ft | sq m |
|-------------------|--------------|--------------|
| Warehouse | 2,850 | 699.4 |
| GF Offices | 606 | 171.3 |
| Total Area | 3,456 | 321.1 |



CONTACT

For viewings and further information, lease contact the joint agents.

WWW.ZONE2DEESIDE.COM

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