



INDUSTRIAL / WAREHOUSE UNIT

TO LET

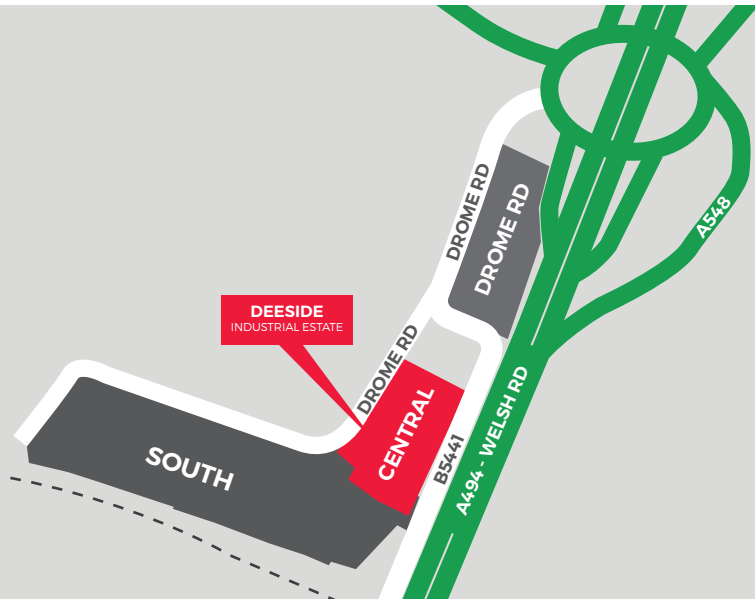
18,214 ft² (1692.10 m²)

www.ipif.com/deeside



HANGER 12A DEESIDE INDUSTRIAL ESTATE
DROME ROAD, FLINTSHIRE, CH5 2LR





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

Hanger 12A comprises a listed semi-detached warehouse unit benefitting from the following specification:

SPECIFICATION

- 7.5m clearance height
- Uninterrupted warehouse area
- 1 no. electric level access loading door
- Shared yard area to the front of the unit
- 3 phase power supply
- Office / Staff accommodation

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.

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.

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VIEWING Strictly by prior arrangement with the agent.

On behalf of the Landlord



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