



UNIT 62

UNDER REFURBISHMENT

PHOTO TAKEN PRIOR TO TENANT FIT OUT



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

1,982 SQ FT (184.13 SQ M)



UNIT 62
ZONE 2
ZONE 2
 DEESIDE INDUSTRIAL PARK

SAT NAV REF:
CH5 2NS

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.

FINANCIAL ASSISTANCE

Deeside is situated within a Tier II Grant Assisted Area and qualifying projects may be eligible for grant support.

For further details contact the business wales helpline 0300 062 6666.

EPC

A new EPC will be provided post refurbishment.

CODE FOR LEASE BUSINESS PREMISES

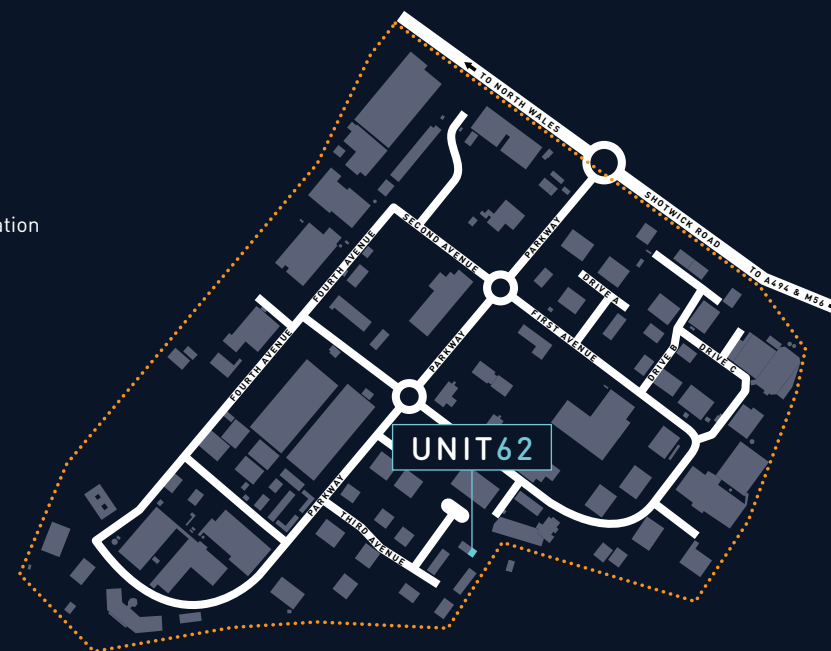
Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.

SPECIFICATION

- Steel portal frame construction
- Ground level access door
- 5m clear working height
- Single storey office/staff accommodation

ACCOMMODATION

Unit area	sq ft	sq m
Office	253	23.5
Warehouse	1,729	160.63
Total Area	1,982	184.13



CONTACT

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

WWW.ZONE2DEESIDE.COM

Mark Diaper

markdiaper@legatowen.co.uk
 01244 408236
 07734 711409

LegatOwen
 CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

Alex Perratt

alex@b8re.com
 07951 277612
 01925 320 520

B8
0151 675 5000
www.b8re.com