COMMERCIAL &
INDUSTRIAL
AGENTS

DEVELOPMENT &
MANAGEMENT
SURVEYORS

Guy WOODCOCK
Chartered Surveyors

0800 083 3216

TO LET

MANOR INDUSTRIAL ESTATE

FLINT, CH6 5UY

LOCATION

Manor Industrial Estate comprises a development of modern manufacturing/distribution units set within a well maintained landscaped environment. The estate is situated adjacent to Holywell Road (A548) approximately two miles north west of Flint town centre.

DESCRIPTION

The units are of steel frame construction clad with insulated profile steel sheet cladding. Servicing is provided via a sectional roller shutter door together with a separate personnel access. All units have the benefit of three phase electricity, toilet facilities and car parking with the largest of the units also having separate office accommodation on the first floor.

The units have all been refurbished and redecorated prior to occupation to present an attractive work place.

AVAILABILITY

UNIT	SIZE	RENT	RATEABLE VALUE	RATES PAYABLE	SERVICE CHARGE	INSURANCE
7	3,000 sq ft	£12,000 pa	£11,000 pa	£4,708pa	£1500 pa	£375 pa
15	3,000 sq ft	£12,000 pa	£10,500pa	£4,494pa	£1500pa	£375 pa
21/22	9000 sq ft	£35,000 pa	TBC	TBC	£4375 pa	£1125 pa
33	1500 sq ft	£6375 pa	£5,000 pa	£0	£796.88 pa	£210 pa

Please note that Unit 33 gets full Small Business Rates relief and Unit 7 get a percentage of Small Business Rates relief up until October 2012.

TERMS

3 or 5 year Lease or yearly tenancy agreement is available on some units.

SERVICE CHARGE

A service charge is levied for the maintenance of the common parts of the estate and this is calculated on the basis of 12.5% of the annual rent to cover such items as landscaping, maintenance of external parts, signage etc. Insurance rent is also payable to cover building insurance.

VAT

All prices quoted are exclusive and VAT is payable.

VIEWING

Viewings strictly by appointment with Guy Woodcock Chartered Surveyors on 01244 817160.
Email: guy@guywoodcock.com

Or the Joint Agents Beresford Adams on 01244 351212 – Tom Creer.

DIRECTIONS

From Flint traveling in the direction of Prestatyn continue along the A548 for approximately one mile. The estate is well signposted and can be found on the right hand side adjacent to Holywell Road (A548).

Please note that these details can also be found on the internet at www.units-to-rent.co.uk

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