

COMMERCIAL &
INDUSTRIAL
AGENTS

Guy
WOODCOCK
AND COMPANY

DEVELOPMENT &
MANAGEMENT
SURVEYORS

0800 083 3216

TO LET
(Remainder of lease)



**UNIT 47
DEESIDE INDUSTRIAL PARK EAST
DEESIDE
FLINTSHIRE
CH5 2NU**

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

LOCATION

The property is located central to Zone 2 of Deeside Industrial Park East which forms the integral part of the 2,000 acre industrial area of Deeside being one of the most important business locations within the North West. The site gives access to the A550 which is some four miles by dual carriageway to Junction 16 of the M56 Motorway. The site occupiers include Iceland, Toyota, Convatec, as well as a significant number of other regional well established regional companies.

DESCRIPTION

The property comprises of a standard Welsh Development Agency unit of some 10,000 sq ft constructed of a steel portal frame with part brickwork and part insulated metal cladding. There is a two-storey office accommodation and the internal layout of the premises is as shown on the plan attached. It has a reasonable size circulation area directly in front of it, together with ample staff car parking.

ACCOMMODATION

The property has the benefit of ground floor workshop accommodation extending to some 800 m² (8,611 sq ft), together with ground and first floor office and staff accommodation of some 93 m² (1,000 sq ft) on each floor, giving an overall accommodation of slightly in excess of 10,000 sq ft.

RENT

Our clients are seeking a rent of £41,500 per annum for the remaining terms of the lease.

TERMS

Occupancy can be by way of assignment to the existing lease until 2013, or on a short term licence, subject to written satisfactory references and deposit.

RATES

Rateable Value is £36,000 per annum. Rates Payable until 31st March 2012 is £1,284 per calendar month which includes Small Business Rate Relief.

VAT

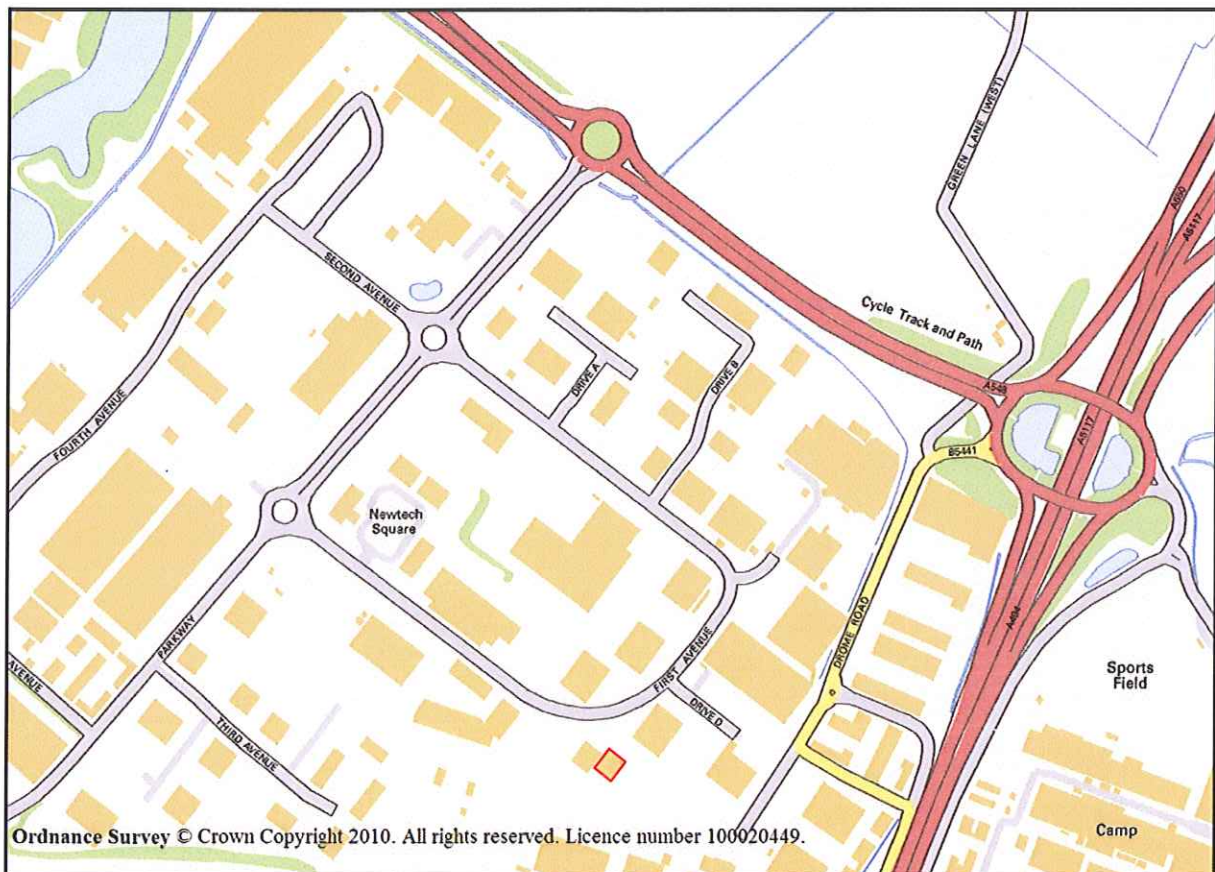
VAT is rateable at the standard rate prevailing.

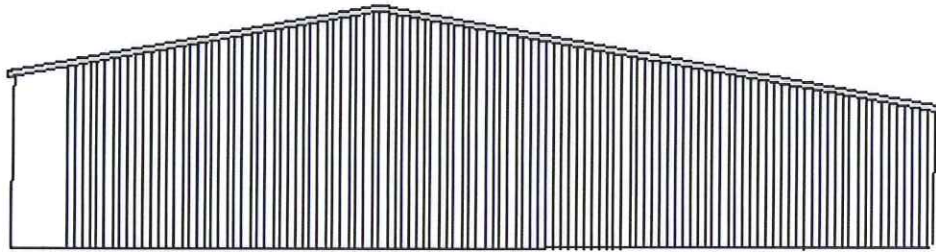
VIEWING

Viewings are strictly by appointment with Guy Woodcock and Company on 01244 817160.
Email : guy@guywoodcock.com

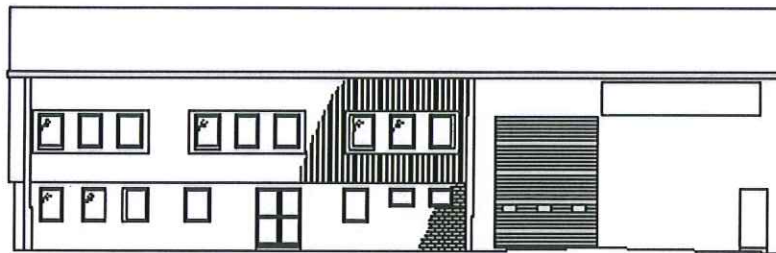
DIRECTIONS

On leaving the A55 North Wales Expressway, follow the signs for Deeside Industrial Park Zone 2. At the first roundabout turn left by the petrol station into the Industrial Park. Left at the first roundabout and follow the road round for approximately 800 m where the property will be identified on the left hand side by the agents marketing board.

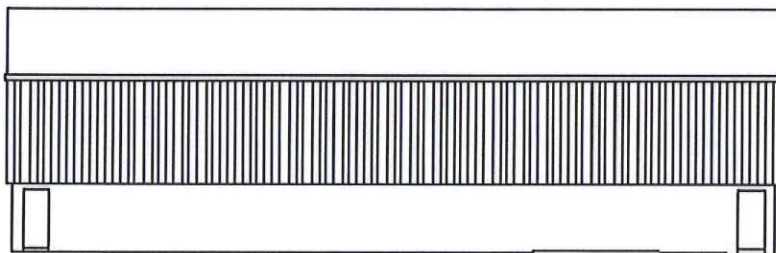




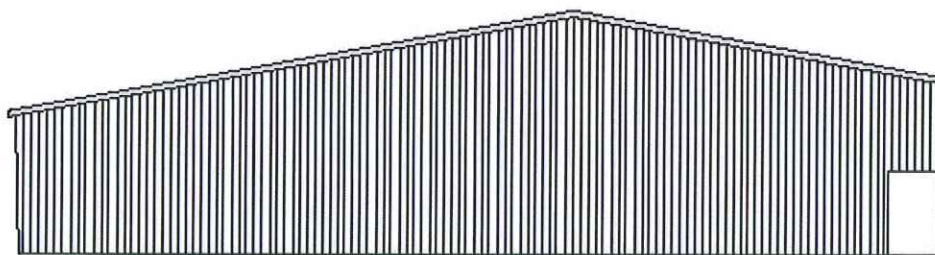
ELEVATION A



ELEVATION B



ELEVATION C

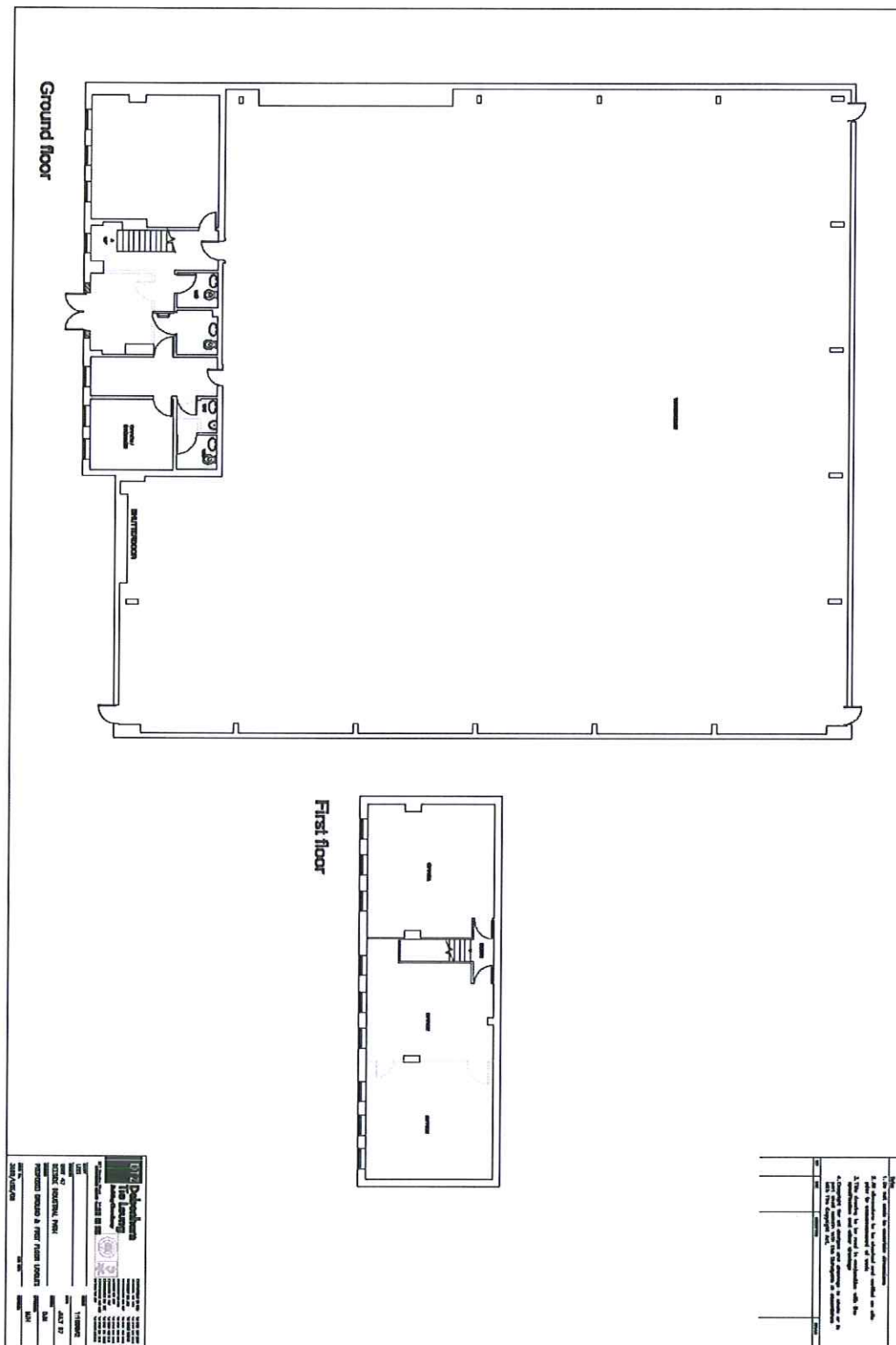


ELEVATION D

<p>1. All dimensions to be finished and unless otherwise stated are in millimeters.</p> <p>2. All dimensions to be finished and unless otherwise stated are in millimeters.</p> <p>3. All dimensions to be finished and unless otherwise stated are in millimeters.</p> <p>4. All dimensions to be finished and unless otherwise stated are in millimeters.</p> <p>5. All dimensions to be finished and unless otherwise stated are in millimeters.</p>		<p>Project Information</p> <p>Project Name: _____</p> <p>Client: _____</p> <p>Address: _____</p> <p>City: _____</p> <p>Country: _____</p> <p>Scale: _____</p> <p>Date: _____</p> <p>Drawn by: _____</p> <p>Checked by: _____</p> <p>Approved by: _____</p>
---	--	---

Proposed Elevation

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com



Proposed Layout – Landlord Works

MISREPRESENTATION ACT 1967. Guy Woodcock & Company for themselves and for the vendors or the lessors of this property whose agents they are, give notice that: These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility of the part of Guy Woodcock & Company or the vendors or the lessors. None of these statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Guy Woodcock & Company nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com