

INDUSTRIAL CHESTER

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
Unit 5 Central Trading Estate II Saltney	Modern mid-terraced industrial unit within a highly popular trade estate. (TJC)	3134/291.15	LA	£12,066 pax
Saighton Camp Huntington	Approximately 15 acres of hard-standing/open storage available on flexible terms. Suitable for vehicle storage. (TJC) J/A Legat Owen, Chester		NL	£15,000 pax per Acre
Riverside Works Saltney	Former manufacturing/storage facility, well located with good access to the national road networks. Suitable for a variety of uses. (FC/TJC) J/A BNP Paribas, Manchester	149,194/ 13,860.4 8.22 acres 3.32 ha	FS	On application

SURROUNDING REGION

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
Units 16 & 17 Spencer Ind Est BUCKLEY	Detached industrial building incorporating a mezzanine floor at first floor. Modern vehicle paint spray booth also available in situ. (TJC)	10018/930.67	FS	Reduced price £295,000
Enterprise Park Telford Road ELLESMERE PORT	A development of small refurbished industrial units on a popular industrial estate. (TJC)	Unit 7 833 Unit 9 936 Unit 11 1054 Unit 12 1054	NL	£325 pcm £350 pcm £395 pcm £395 pcm
Units 2&3 Portside Bus Park ELLESMERE PORT	Modern hybrid business units with ground floor workshop and first floor offices. Suitable for a variety of users. (TJC)	Unit 2 2240/208 Unit 3 2240/208	NL/MS NL	UNDER OFFER £10,500 pax
Unit 2c Rossbank Road Rossmore Ind Estate ELLESMERE PORT	A range of industrial buildings and offices to let as a whole. Suitable for a variety of users on a popular estate. Available on flexible terms to be negotiated. (TJC)	9595/891	NL	£19,500 pax
Unit 21, Junction 8 Business Park Rossmore Industrial Estate ELLESMERE PORT	Fully refurbished industrial unit on popular local trading estate. Excellent road communications via Junction 8 of the M53 Motorway. Suitable for a variety of users, close to other substantial trade occupiers. (TJC)	4987/463.29	LA	£21,207.50 pax
Smithfield Business Park Lenton Poole DENBIGH	Flexible workshop or warehouse storage premises, available on flexible easy in easy out terms, on a short term basis, prominently located. (FC)	6747/626.7	NL	On application
Land at Glendale Avenue SANDYCROFT	Industrial development site fronting Glendale Avenue benefitting from detailed planning consent. (TJC)	3524 sq m 0.87 acres	FS ML	£175,000
Unit 12 Clwyd Close Off Manor Lane HAWARDEN	Modern semi-detached industrial unit with offices and ample parking. Well located on a popular industrial estate. (TJC)	2464 / 228.90	NL/MS	£10,000 pax On application
Aviation Park Flint Road DEESIDE	Various warehouse/workshop units, available on flexible terms at a reasonable rent. (TJC)	Unit 1c – 6000/557.40 Bay 10 – 14,432/1340.7	NL	Unit 1c - £24,000 Bay 10 - £43,295
Unit 1E 10th Ave Deeside Ind Estate DEESIDE	Modern industrial unit with high office content, suitable for a variety of different users. Excellent road communications. (TJC)	7352 / 680.48	NL	£45,472 pax
Unit 12a Drome Road Deeside Ind Estate DEESIDE	Substantial refurbished warehouse with yard and ample parking. Short term lettings considered, ready for immediate occupation. (FC)	18,233/1693.90	NL	On application
Manor Lane Ind Estate FLINT	A selection of modern industrial units, well located on popular well established industrial estate. Available on flexible terms at a reasonable rent. (TJC)	Unit 17 4,500/415.05 Unit 26 1,500/139.35 Unit 33 1,500/139.35 Unit 34 1,500/139.35	NL	£18,000 pa £6,375 pa £6,375 pa £6,375 pa

For more information on all our properties visit www.bacommercial.com

Bromfield Ind Estate MOLD Holts Conservatories	Large detached showroom premises suitable for a variety of uses, located on a popular industrial estate on the periphery of the North Wales town of Mold. (TJC)	6100/566.96 Showroom 3747 GF Offices 1178 FF Offices 1178	NL	£35,000 pax
Industrial Units Bromfield Ind Estate MOLD	Modern industrial buildings in well established industrial location. (FC)	Unit 1 - 6060/563.1 Unit 11 - 3661/340.12	NL	Upon application.
Denbigh Road Hendre MOLD	Workshop and office accommodation recently refurbished with yard and car parking. Suitable for a variety of uses. (TJC)	4507/418.71	FS	£220,000
Unit 2 Penamser Ind. Estate PORTMADOG	Impressive modern Headquarters and industrial/warehouse building on established industrial estate on edge of town centre. Arranged to provide extensive ground floor warehouse with integral ground and first floor offices. (FC – J/A Mason & Partners, Liverpool)	TA 24,612/2286.5	NL	£4 per sq ft
Rectors Lane & Queensferry Industrial Est SANDYCROFT	A variety of business units on two popular industrial estates, flexible terms on reasonable terms. (TJC)	Rectors Lane 3a 1,600/148.64 10 1,200/111.48 8 1,200/111.48 Queensferry 3b 900/83.61 7 2,000/185.60 8 5,600/520.24 10 900/83.61	NL	£9,000 pax £7,000 pax £5,000 pax £4,500 pax £8,000 pax £15,000 pax £6,000 pax
Unit 2 Lightwood Green Overton WREXHAM	Substantial warehouse premises with yard, available on flexible terms, suitable for a number of uses including storage and distribution. (TJC)	30,000/2787.09	NL/FS	£175,000
Bryn Business Centre WREXHAM	New and refurbished workshops/offices available within this popular development. (TJC)	(A) 1560/145 (C) 1,500/139.40 (F) 13,193/1,226.6 (H1) 526/48.9 (K2) 750/69.67 (R) 2,660/274 (S) 7,310/679	NL	£6,500 pax £9,000 pax £28,000 pax U/O £3,000 pax £2,250 pax On application On application
FORMER ACE 2000 Unit F Bryn Bus. Centre Bryn Lane WREXHAM	A substantial training and gymnasium facility on the industrial estate with educational planning consent. Ample on site parking with various training rooms and offices etc. (TJC)	13193/1225.6	NL	UNDER OFFER £28,000 pax
Substantial Industrial Premises Rhosddu Industrial Estate WREXHAM	Established trade/industrial estate, close to Wrexham town centre with excellent road connections. The property comprises a total of 2313.51 sq m (24,902 sq ft) on a site of 1.85 acres. (FC)	B1 14,522/1349.12 B2 3907/363 Stores 2953/274.34 Office 3520/327.05	NL	£85,000 pax
Unit 2 The Sidings Rhosddu Industrial Estate WREXHAM	Good quality warehouse/industrial premises close to town centre, suitable for a variety of uses including trade warehouse. Dedicated car parking spaces. (FC)	2430/225.68	NL	£14,500 pax
Unit 4 Meadows View Rhosddu Industrial Estate WREXHAM	Well established trade location, end terraced building, ready for immediate occupation. (FC)	1784/166	NL	£9,000 pax
Unit 1, Meadows View Rhosddu Industrial Estate WREXHAM	Detached modern purpose built industrial building in well established trade location, existing Retail Consent. (FC)	5695/529	NL	£24,000 pax
Units 8 & 9 Clwyd Court Two Rhosddu Industrial Estate WREXHAM	Mid terraced industrial/warehouse building, available for immediate occupation, well established trade and industrial location. (FC)	3200 sq ft	NL	£12,800 pax

For more information on all our properties visit www.bacommercial.com

Abbey Road North WREXHAM I.E	Attractive modern detached building on site of 0.83 acres. Arranged in 2 sections providing workshop/offices/mezzanine storage area and further warehouse. Good surfaced yard area. (TJC)	5393/519.4	NL/MS	UNDER OFFER £16,000 pax – offers considered £320,000
Warehouse/Industrial Building Coed Aben Road WREXHAM IE	Warehouse/industrial building in well established location, available on flexible terms, excellent central location on Wrexham Industrial Estate. (FC)	28,166/2617	NL	£30,000 pax
Former Arvin Meritor Rackery Lane LLAY I.E	Well located/prominent site of interest to owner occupiers and developers, capable of sub division, comprising a high bay factory and detached warehouse. Land is available for development or storage. (FC)	up to 195,000 sq ft	NL	£2.00 per sq ft
Unit L Prestwich Trade Park, ATHERTON	New industrial unit due for completion Spring 2009, available as a whole or in part on flexible terms. (TJC)	24,000/2229.67	NL	On application

For more information on all our properties visit www.bacommercial.com

CHESTER & SURROUNDING REGION

EVANS EASYSpace, CHESTER WEST EMPLOYMENT PARK MINERVA AVENUE, CHESTER



EVANS EASYSpace, CHESTER WEST EMPLOYMENT PARK MINERVA AVENUE, CHESTER

UNIT	Sq ft	Rateable Value (£)	Rental Price on Application	Comment
28	1370	6800	POA	Workshop
32	1000	4950	POA	Workshop
33	1000	4950	POA	Workshop
45	1000	4950	POA	Workshop

EVANS EASYSpace, NORTH ROAD, ELLESMERE PORT

UNIT	Sq ft	Rateable Value (£)	Rental Price on Application	Comment
12	1000	5200	POA	Workshop
15	1000	5200	POA	Workshop
19	1525	6400	POA	Workshop
24	1525	6400	POA	Workshop

EVANS EASYSpace, DEESIDE INDUSTRIAL ESTATE DEESIDE

UNIT	Sq ft	Rateable Value (£)	Rental Price on Application	Comment
A6	510	2750	POA	Workshop
B1	2000	TBC	POA	Workshop
B2	1240	6200	POA	Workshop
B4	1240	6200	POA	Workshop
B10	1230	6200	POA	Workshop
B13	1000	5100	POA	Workshop
C7	1700	8500	POA	Workshop

- Easy in / easy out, flexible terms, flexible space ●
- Modern Office and Workshop accommodation ●
- Excellent facilities and telecommunications ●

For more information on all our properties visit www.bacommercial.com

MODERN INDUSTRIAL ESTATES CHESTER & SURROUNDING REGION

We set out below details of a number of industrial estates throughout the region providing a variety of unit sizes to suit a wide range of industrial requirements.

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
Lake Enterprise Pk BROMBOROUGH	On the instructions of Teesland IOG Property Management. A range of industrial starter units within close proximity to the Croft Business Park and Bromborough's International Business Park. Lake Enterprise Park benefits from excellent road communications via the A41 leading to the national motorway network. INCENTIVES AVAILABLE (TJC)	(9) 2086/193.8 (29) 1000/92.9 (32) 527/48.9 (33) 1000/92.0 (35) 1000/92.0	NL NL NL NL NL	£16,750 pax £7,500 pax £3,950 pax £7,500 pax £7,500 pax
Central Trade Park SALTNEY	A modern development of open plan factory outlets/trade counter units on a well established park. Units available at 99 pence per square foot for the 1 st year, based on a minimum 5 year term, subject to status. (FC/TJC)	(6) 4,912/456 (9) 4,739/440 (12) 7,797/724 (13) 4,777/444 (14) 4,682/435 (15) 4707/437 (16) 4725/439	NL NL NL NL NL NL NL	£20,930 pax £19,100 pax £18,872 pax £20,000 pax £20,000 pax £20,000 pax £20,000pax U/O
Chesterbank Business Park River Lane CHESTER	A wide range of good quality units available on this estate. Available on flexible terms at reasonable rentals. (FC/TJC)	(4) 4700/436.63 (9a) 1550/143.99 (9b) 1550/143.99	NL NL NL	£14,000 pax £6,200 pax £6,200 pax
Substantial Industrial Complex River Lane SALTNEY	Former Bostick Factory providing substantial warehousing and manufacturing facilities. Suitable for a variety of purposes including owner occupation and break-up. (FC/TJC)	141,626/13,157.6 App 8.28 acres 3.35 ha	FS	Offers in the region of £2.25 million
River Lane Saltney CHESTER	Small plot of land 0.5 acres, suitable for storage only. (TJC)	0.5 acres	NL	£7,000 pax Outside L&T Act
Storage Units Borders Ind Park SALTNEY	A range of modern storage units on an established estate. (TJC) Now available for sale also. Flexible licence	From 350/32.5 to 1,400/130 Units 18,20,22,23	NL/MS	From £200 pcm plus VAT or £35,000 each
Block 2 Building C Borders II River Lane SALTNEY	Last unit remaining, high specification industrial workshop/production unit with all mains services. Excellent location within an established industrial and trade counter location (FC/TJC)	2876/267.19	FS/NL	£225,000 £15,000 pax
Units 2A&B Borders Ind Estate River Lane SALTNEY	Modern end terrace unit with secure yard and parking. Recently built warehouse on a popular industrial estate. Suitable for a variety of users. (TJC)	5042/468.40	LA	£24,000 pax

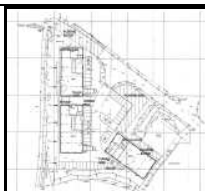
For more information on all our properties visit www.bacommercial.com

NORTH WALES

ADDRESS	DESCRIPTION	SQ FT/SQ M	TENURE	PRICE/RENT
Canal Wood Ind Est. CHIRK	Modern industrial warehouse/industrial units, ready for immediate occupation. (TJC)	(1&2) linked 3000/287.70 (4) 1458/135.62 (5) 1462/135.90 (6) 1462/135.90 (11) 1462/135.90 (16) 1056/98.10 (18) 740/68.74	NL	£12,000 pax £6,250 pax £6,250 pax £6,250 pax £6,250 pax £4,752 pax £3,700 pax
Glan Aber Trading Estate Vale Road RHYL	Established trading estate on edge of Rhyl town centre. Offering a variety of industrial and office units together with some secure compounds. Available on flexible lease terms. (FC/TJC)	C2 Compound Unit 16 1500/139.4 Unit 15a 202/18.76 Unit 15b 366/34.00 Unit 2 4100/381.04 Or split Unit 2a 2050/190.52 Unit 2b 2050/190.52	FS/NL NL NL FS/ML FS/ML FS/ML	£950 pax £105,000 /£7,500 £2,500 pax £3,500 pax £220,000/ £19,500 £125,000/ £10,500 £125,000/ £10,500
Cibyn Industrial Estate Caernarfon GWYNEDD	A well established industrial estate in Caernarfon, the area of North West Wales. The estate having a number of major occupiers. (FC/TJC)	1A 11,431/1061.94 1D 5880/546.25	NL	£24,500 pax £17,750 pax
Gaerwen Industrial Est Gaerwen ANGLESEY	A well established industrial estate along the A5 with a number of major companies already in occupation. (FC/TJC)	(11) 2998/278.5 (12) 2998/278.51 (15) 1,500/139.35 (16) 1,500/139.35 (24) 753/69.70	NL NL NL NL NL	£13,500 pax £13,500 pax £6,000 pax £6,000 pax £3,500 pax
Llandegai Industrial Est Bangor GWYNEDD	A well established industrial estate along the A5122 leading into the city of Bangor with a number of major occupiers. TJC/FC	(30) 5603/520.51	NL	UNDER OFFER
Penrhyn House, Unit 5 Llandegai I.E BANGOR	Detached industrial building with offices and yard, located close to trade counter occupiers. (TJC) FOR SALE/MAY LET	10,744/998.5	FH/NL	£425,000 £POA pax
Unit 4b Llandegai I.E BANGOR	Modern detached industrial building with offices. Prominently located on this popular industrial estate close to trade counter occupiers. (TJC)	5070/471.18	NL/FS	£21,550 pax £250,000 FH
Unit 7 Llandegai I.E BANGOR	Fully refurbished high quality trade counter unit, with yard and capable of sub-division. Flexible terms. (TJC)	7231/672.02	NL	£4.95 psf
Plot 23 Llandegai Ind Est BANGOR	Three proposed trade counter/light industrial units on popular estate. Designed to a high specification and available on flexible terms. (TJC)	(1) 5,000/464.50 (2) 5,000/464.50 (3) 5,000/464.50	NL	£4.00 per sq ft
Unit 1, Llandudno Junction IE LLANDUDNO	Refurbished detached industrial/warehouse unit on popular fully let well connected estate, with hard standing two storey offices within, available early 2009. (TJC)	10,105/939.12	NL	£4.00 per sq ft



Unit 7
Llandegai Trade Park



Plot 23
Llandegai Industrial Estate



Unit 1
Llandudno Junction Industrial Estate

For more information on all our properties visit www.bacommercial.com