

UNITS 3 & 4 HOLLAND PARK, FACTORY ROAD SANDYCROFT, CH5 2QJ



TO LET

- Modern Industrial/Warehouse Unit
- Well Established Industrial Location
- To Be Refurbished
- 392 Sq M (4,220 Sq Ft)
- 12 Designated Car Parking Spaces
- Available June 2021

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

Holland Park is located in the well-established industrial area of Sandycroft approximately 7 miles to the west of Chester.

The estate is situated within 2 miles of the Queensferry exit of the A494 (A550) which connects the M56 to the A55 North Wales Expressway.

Ideally located for access to North Wales, Cheshire and The Wirral.

It should be noted that the property is located approximately 2 miles from Airbus and is ideally located for suppliers to Airbus.

Prominent occupiers in the immediate vicinity are as follows:

- AJ Field Electrical & Mechanical
- GEM Engineering & Maintenance Services
- GPZ Automotive
- Aber Roof Truss

Please refer to location plan.

DESCRIPTION

The property comprises a good quality self-contained detached industrial/warehouse building constructed of steel frame single pitched roof, clad with profiled steel insulated panels, the roof being clad with similar material to include translucent light fittings.

The property benefits from two electrically operated roller shutter doors, and central office accommodation, incorporating a kitchenette and wc facilities. There is also a first floor mezzanine, which is currently used for

storage but could provide additional office space, subject to negotiation.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Property Measurement Professional Statement on a Gross Internal basis, as follows:

Sq m	Sq ft
392	4,220

RENTAL

£26,500 pax

LEASE

The property is available by way of a new lease upon Full Repairing and Insuring terms, for a term to be agreed.

SERVICE CHARGE

The estate is maintained to a high standard and a service charge will be levied to cover a fair proportion of the cost of maintenance and upkeep of common areas.

RATES

The VOA website confirms the property has a Rateable Value of £16,250.

Interested parties are advised to contact the Local Rating Authority, Flintshire County Council.

EPC

The Energy Performance Asset Rating for this property is C. Certificate Number: 0693-0980-9730-4200-3643.

A full copy of the Energy Performance Certificate is available upon request from the agents.

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SERVICES

Mains water, drainage and electricity (Three Phase) are available or connected to the property subject to Statutory Regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the joint agents:

BA Commercial Ref. April21

Fraser Crewe 01244 351212

Howard Cole 07387 647578

howard.cole@bacommercial.com

Robbie Clarke 07741 320910

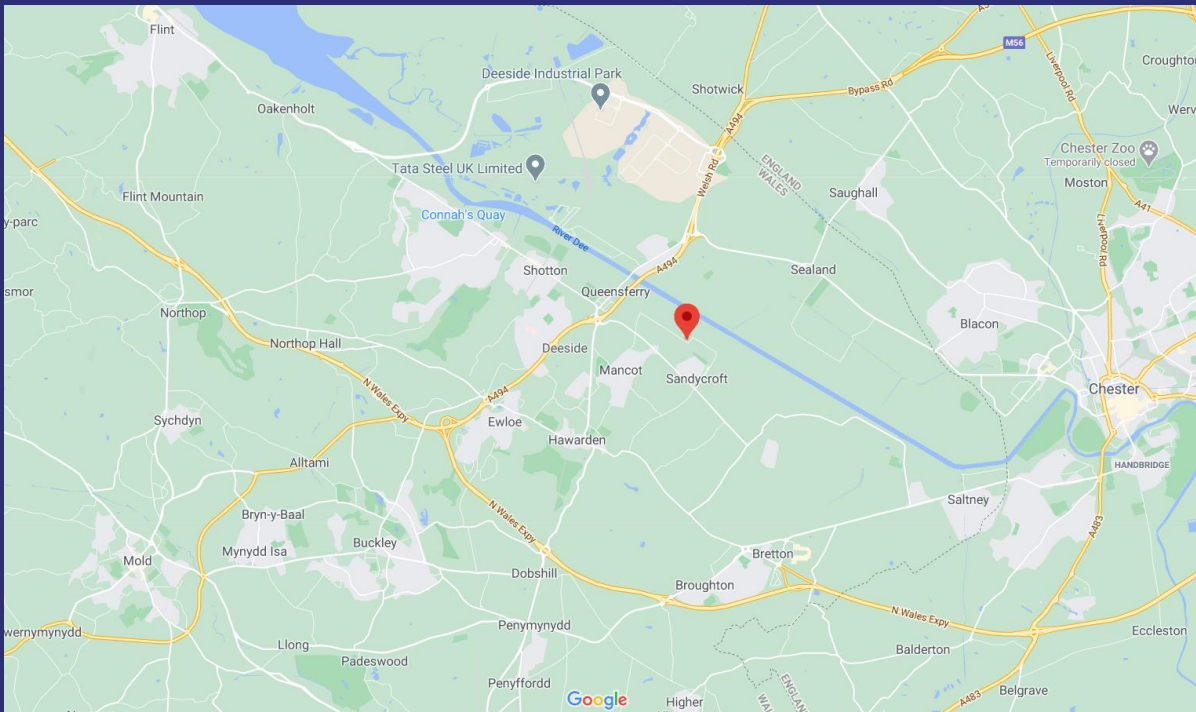
robbie.clarke@bacommercial.com

Legat Owen - Mark Diaper 01244 408236

markdiaper@legatowen.co.uk

SUBJECT TO CONTRACT

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IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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