

UNITS AT MANOR INDUSTRIAL ESTATE, FLINT FLINTSHIRE, CH6 5UY



TO LET

- Modern Industrial/Warehouse Units
- Popular Well Established Industrial Estate
- Ample On-Site Car Parking
- Available For Immediate Occupation

Chester

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

T 01244 351212

E enquiries@bacommercial.com

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BA Commercial
Chartered Surveyors

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LOCATION

Flint is a small North Wales coastal town situated on the west bank of the Dee Estuary and has a resident population in the order of approximately 20,000 persons. The town is approximately 15 miles to the north west of Chester and 6 miles north of Mold, 18 miles east of Rhyl and significantly, also within 3 miles of the A55 North Wales Expressway which links North Wales with the M53 and thereafter the national motorway network.

The available properties are situated on an established estate, adjacent to Holywell Road (A548) approximately 2 miles northwest of Flint Town Centre.

Please refer to location plan.

DESCRIPTION

Manor Industrial Estate comprises a development of modern manufacturing/ distribution units set within a well maintained landscaped environment.

The units are built of steel frame construction clad with insulated profile steel sheet cladding.

Industrial access is provided via roller shutter doors within the front elevation, together with a separate personnel door.

ACCOMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows:

UNIT	SQ M	SQ FT
35	139.35	1,500

LEASE

The properties are available on internal Repairing & Insuring agreements.

RENTAL

UNIT	£ pax
35	7,500

SERVICE CHARGE

The landlord charges a service charge of 12.5 % of the rental, with the landlord being responsible for external repairs and maintenance of common areas plus a contribution to buildings insurance.

SERVICES

All main services are understood to be 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.

EPC

EPC Certificates are currently in the course of preparation and will be available on request.

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.

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.

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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.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: AUG22

Howard Cole - howard.cole@bacommercial.com Tel: **07387 647578**

SUBJECT TO CONTRACT



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.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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