



FOR SALE / TO LET

UNIT B EASTWOOD COURT, HAWARDEN INDUSTRIAL PARK, HAWARDEN, FLINTSHIRE, NORTH WALS. CH5 3QB

- Site of 0.522 acre approximately, with building of 274.12 m.sq. / 2,950 sq.ft.
- In established industrial area only a mile from the A55 expressway.
- Of interest to occupiers – either freehold or leasehold, and to developers/investors.
- VIEWING: Celt Rowlands & Co. 01691 659659.

LOCATION

Hawarden is situated just North of the A55 expressway in Flintshire, within a short distance of the major industrial areas of Deeside, and only approximately 8 miles West of Chester. This is an excellent industrial location, easily accessible and highly convenient. Connections to the national motorway network are quite clearly fast and easy.

The building is situated on the Hawarden Industrial Park, as shown on the attached Ordnance Survey plan

DESCRIPTION

Steel portal frame in three main bays over concrete slab floor, vehicular access via 3No. full height mechanically operated roller shutter doors on front (south) elevation with one having a full length lorry vehicle inspection pit, eaves height of 4.75m, cladding and roof of single skin plastic protected profile metal sheets with some sandwich board lining; eaves height 4.5 metres; natural light via translucent roof lights.

Ground Floor

Bays 2 and 3 (with lorry inspection pit)	141.50 m.sq.
Bay 1	59.85 m.sq.
Ancillary inc. Kitchen and WC	14.01 m.sq.
Rear Extension	36.74 m.sq.

First Floor

Store Bay 2 and 3	14.01 m.sq.
Store Bay 1	8.01 m.sq.

Total Gross Internal Floor Area Approximately **274.12 m.sq. / 2,950 sq.ft.**

Externally

The site is of a total, approximately 0.522 acre with fencing mainly of galvanised metal palisade, of a security type. Front access gate. The land is made up of compacted hardcore.



POTENTIAL TERMS OF OFFER AND FURTHER INFORMATION

This site is ideal for occupiers wishing to purchase or lease, and because there is a long frontage to the estate road, the site could also be of interest to developers/investors (or for owner occupiers) for the construction of further built space in one or more units, subject to obtaining the necessary planning and statutory permissions.

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The site and building is principally available freehold for sale with vacant possession, or the owners may consider a letting.

Full price and rent terms are available from the agents.

EPC RATING

An EPC has been commissioned and will be available shortly.

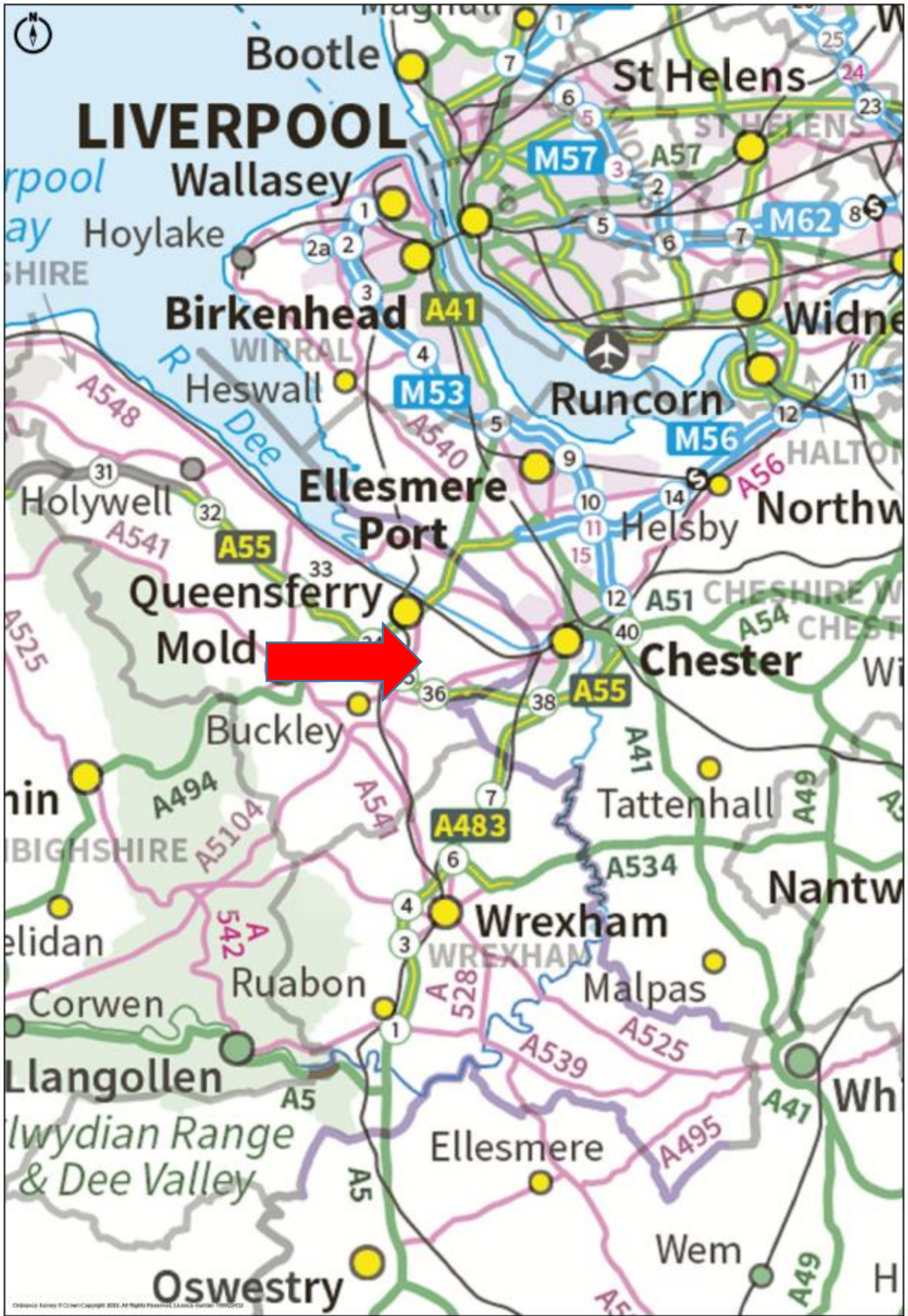
BUSINESS RATES

We understand that the Rateable Value is currently £8,800, and interested parties should contact Flintshire Council to find out the current rates payable, and if any concessions apply.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

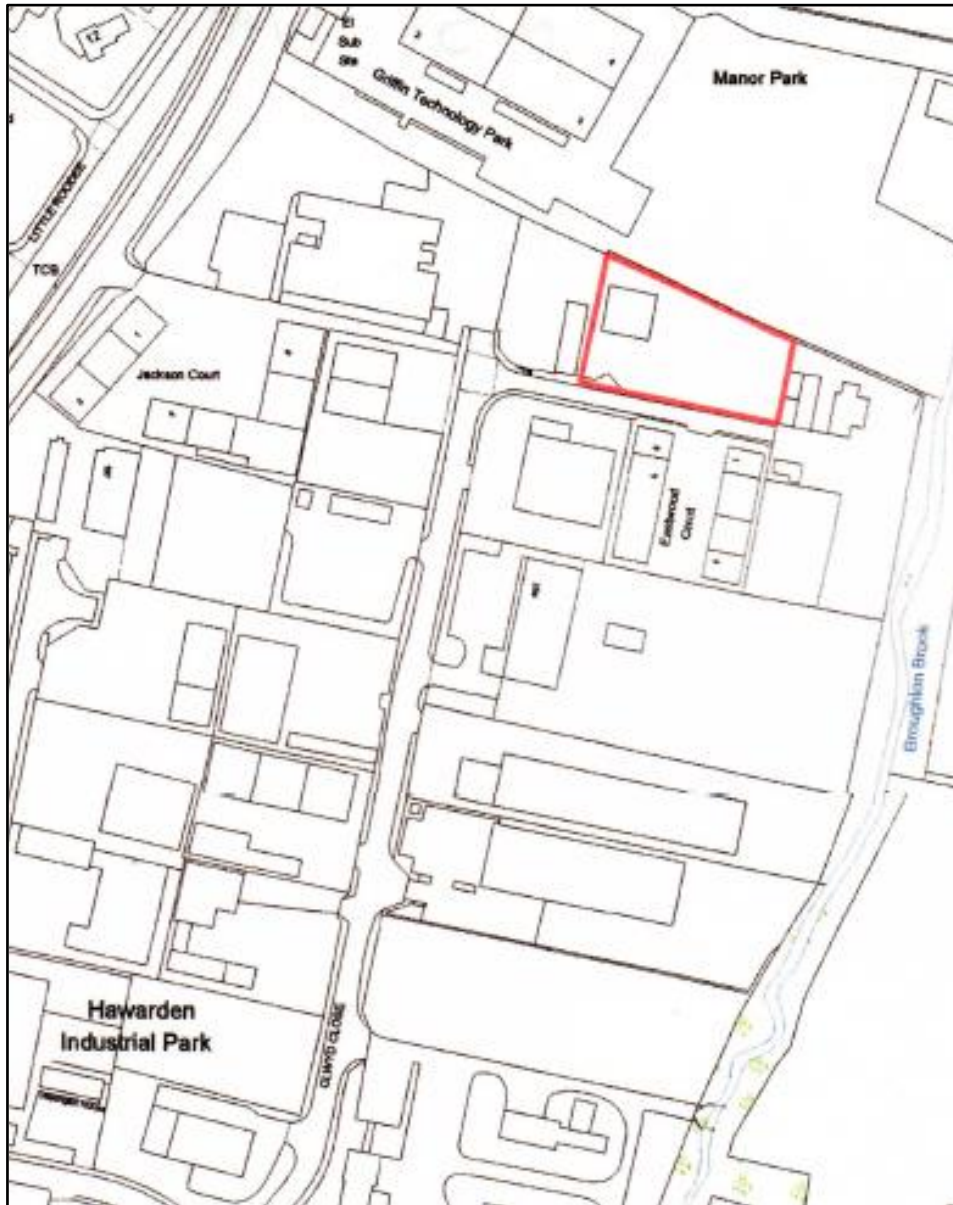
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