

Lot 22

£65,000 Per Annum Exclusive

Unit 26B Deeside Industrial Estate,(Zone 1), Deeside, Flintshire CH5 2LR

Freehold Warehouse/Industrial Investment on 1.45 Acres



Key Details

- Freehold Warehouse/Industrial Investment on 1.45 acres
- Let to WBS Limited on a renewed 10 year lease from 2019
- Comprises over 20,000 sq ft & a large yard
- Located in the well established Deeside Industrial Estate
- Near to Deeside Park Junction (A548/A494)

On Instructions of a Major Fund

Location

Miles: 6 miles north east of Chester
18 miles south of Liverpool
11 miles north of Wrexham

Roads: A548, A494, M53, M6

Rail: Hawarden Bridge & Shotton Railway Stations

Air: Liverpool John Lennon Airport

Situation

Deeside Industrial Park is located on the English/Welsh border, 6 miles north east of Chester, 18 miles south of Liverpool and 11 miles north of Wrexham. The area benefits from good road communications being located at the junction of the A548/A494, which in turn connects to the M53 (3 miles to the east) and M6 (25 miles to the east). The property is located on Drome Road, 700 metres from the Deeside Park Junction A548/A494. Nearby occupiers include FTS Hatswell, Convatec, CP Witter and Econpro, amongst a number of other trade counter, industrial and warehouse occupiers.

Description

The property comprises a ground floor warehouse/industrial unit together with a separate 2 storey office building, with an extensive yard on a site of 1.45 acres. The property is locally Listed.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

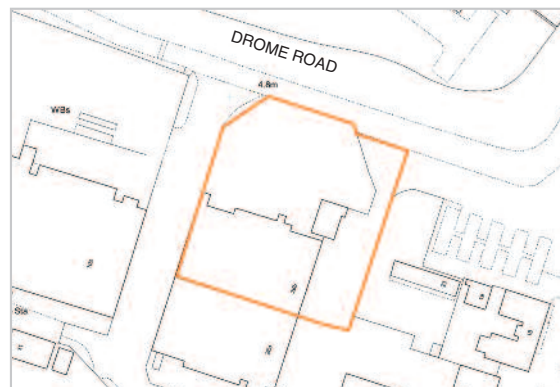
Energy Performance Certificate

See legal Pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Warehouse	1,669 sq m (17,965sq ft)	WBS Limited (1)	10 years from 11/09/2019 on a full repairing & insuring lease subject to a schedule of condition	£65,000	11/09/2024 (10/09/2029)
Ground	Office	123 sq m (1,324 sq ft)				
First	Office	123 sq m (1,324 sq ft)				
Total		1,915 sq m (20,613 sq ft)			£65,000	

(1) The company was established in 1967, delivering heavy side building materials in the Northwest and North Wales areas.....and has over 20,000 square feet of warehouse space and large paved area. (Source: www.wbsltd.uk)



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