



ENGINEER PARK

Sandycroft, Flintshire, North Wales



TO LET FROM 500 - 10,000 SQ FT (46 - 929 SQ M)

VARIOUS INDUSTRIAL UNITS AVAILABLE



Location

Engineer Park is located in the well established industrial area of Sandycroft approximately six miles to the west of Chester.

The development lies within two miles of the Queensferry exit of the A494 (A550) which connects the M56 to the A55 (North Wales Expressway), and as such the development is ideally situated for companies wishing to serve the North Wales coast, Cheshire and the Wirral.

Description

Engineer Park was constructed by the Welsh Development Agency and comprises a total of approximately 9,290 sq m (100,000 sq ft) in units from 46 sq m (500 sq ft) to 929 sq m (10,000 sq ft).

The 38 units are of steel portal frame construction clad with brick/blockwork and profile metal sheeting. Each unit benefits from a roller shutter door access and dedicated forecourt parking, whilst the larger units also have integral office facilities.

Accommodation

The development offers a range of units from 46 sq m (500 sq ft) to 929 sq m (10,000 sq ft).

The above areas represent the approximate gross internal area as defined by the RICS Code of Measuring Practice, 6th Edition.

Terms

Upon application from the agents.

VAT

If applicable at the prevailing rate.

Service Charge

A service charge is levied in respect of external maintenance and the common parts of the estate.

Directions

To find Engineer Park, take the Queensferry exit from the A494 (A550) and proceed towards Sandycroft on the B5129. After approximately one and a half miles turn left into Station Road. Proceed into Factory Road and the development is situated on the right hand side.

SAT-NAV



CH5 2QD



Viewing

By appointment with the agents.

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