



Industrial

UNIT 3 | PARKWAY BUSINESS CENTRE

Sixth Avenue, Deeside, CH5 2LE



UNIT 3 | 2,220 SQ FT

High quality industrial space coming soon

Currently under refurbishment due to be completed in November 2022. This unit is suitable for a variety of uses including light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space. The unit benefits from WC facilities, parking, ample circulation space, and 24 hour access.



Lease Type

New

Unit Summary

- WC facilities
- Car Parking
- 24 Hour Access
- Premier Industrial Location
- Well Maintained Estate
- Flexible Space

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,985.00	£9.90
Rates	£5,670.00	£2.55
Maintenance Charge	£3,800.00	£1.71
Insurance	£444.00	£0.20
Total Cost	£31,899.00	£14.37

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/UIP0100934

+44(0) 808 169 7554

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Location

Parkway Business Centre benefits from direct access to the A550 which in turn links to junction 16 of the M56 (2 miles). Chester city centre lies approximately 10 miles to the south east



Road
M56: 2 miles



Airport
Liverpool John Lennon: 30 miles



Rail
Chester: 10 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (40)



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Key Contact



Hannah Webster

Senior Customer Engagement Manager

"Hannah joined Indurent in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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