

Leasehold

B1 Office/ Business / B2 Industrial Unit / B8 Storage & Distribution

Secure Work Shops / Storage Units With Yard's - From £ 182 PCM.

Location

13c Dock Road Connahs Quay, Clwyd, Deeside, CH5 4DS.



Property Details

Secure workshops or storage units with yards to let for £182 pounds per calendar month.

400 square foot Work Shop Units with secure yards space lockable gates personal to you. Demised parking next to your unit.

The units are ideal for start-up and early-stage businesses needing a secure Work Shop Unit with a small attached enclosed yard. The site has 24/7 access, with sensor floodlighting and 24 hour CCTV. Electricity can be provided to each unit for a small additional cost.

Perfect as an affordable workshop or storage facility for builders, gardeners or small repair businesses that collect and deliver their items. The repair of lawn mowers, chain saws, strimmers etc / computer repairs / Basically any business whom can collect reasonable sized items, repair and deliver back to your customer.

Work Shop Storage Facility in a very populated area on an up and coming Industrial Estate, ideal for most businesses to store and repair equipment with a yard to store heavier equipment and materials for your business.

Location Description

The premises are located on Dock Rd industrial estate which principally consists of different types of light industrial businesses, there is also a café on site. The area is up and coming as it sits on the side of the River Dee, with the North Wales Coastal path and official cycle way running along side the Dee towards Chester. Access is close to the bridge leading on to Deeside industrial park. close to the M56 which provides access to the national road network serving both North Wales and the North West. Trains and busses run from within one mile of the premises.

Floor Areas	Sq Ft	Sq M
Ground Floor	400	37.16
Total	400	37.16

Other Spaces		
Outside space	240	Sq. Feet
Parking	1	Spaces

Measurements taken

These are net internal measurements taken by the proprietor.

Monthly Rent: £182

Lease Details

Secure workshops available on an annual licence for a low monthly rent from £182 pcm.

VAT

This property has not been elected for VAT.

Other Annual Outgoings

Other

Electricity can be provided to each unit for an additional cost.

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Local Authority

Flintshire County Council

Legal Costs

Each party will be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

The EPC for the building is available on request.

References & AML Checks

All successful offers will be subject to a non-refundable reference and Anti-Money Laundering (AML) check at a cost of £69 + VAT, this charge is for UK residents only and additional charges may apply subject to our Terms & Conditions.

MAP VIEW



STREET VIEW



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GALLERY



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