

# Leasehold

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

# Secure Work Shops / Storage Units With Yard's - From f 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**

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

statement about the property is made without responsibility on the

er or availability of services or facilities, fixtures or fittings, any guarantee or

uthority to make or give representation or warranty arising from these particulars





# **Local Authority**

Flintshire County Council

#### **Legal Costs**

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

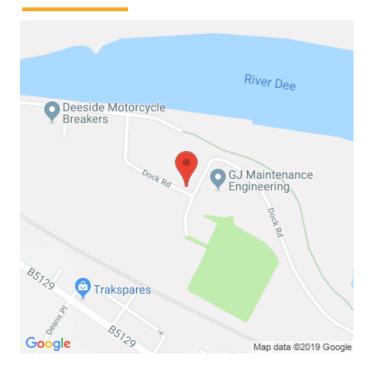
# **Energy Performance Certificate**

The EPC for the building is available on request.

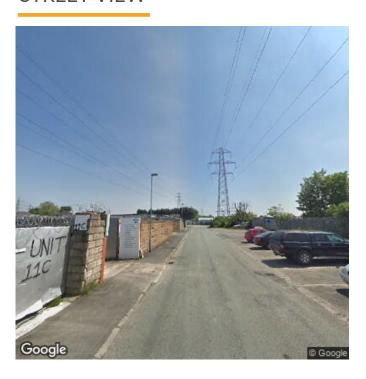
# References & AML Checks

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



Disclaimer & Misrepresentation Act 1967: Virtual Commercial Limited (VCL) for themselves and for the seller or landlord of the property:

(i) The information within these particulars is given by the seller or landlord subject to contract and in good faith. Any statement about the property is made without responsibility on the part of VCL or the seller or landlord and constitutes a guide only and does not constitute the whole or any part of an offer or contract.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information, working condition or suitability of the property.

Price or rent may be subject to VAT and any interested party must satisfy themselves concerning the correct VAT position. Prices are quoted exclusive of VAT unless stated.

Any interested party must confirm the Business Rate charges and must satisfy themselves concerning their own position with the relevant Local Authority.

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# **GALLERY**













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(ii) Price or rent may be subject to VAT and any interested party must satisfy themselves concerning the correct VAT position. Prices are quoted exclusive of VAT unless stated.

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