

# UNIT 54

Third Avenue, Deeside, Flintshire CH5 2LA

## TO LET

**A MODERN INDUSTRIAL / WAREHOUSE UNIT**

3,375 SQ FT (313 SQ M)



**DEESIDE**  
INDUSTRIAL PARK EAST

[deesideindustrialparkeast.co.uk](http://deesideindustrialparkeast.co.uk)



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## LOCATION

The premises are located on Zone 2 of Deeside Industrial Park accessed off Third Avenue via Parkway, one of the main access roads through Zone 2.

Deeside Industrial Park is off the A548/A550, two miles from the end of the M56 which provides access to the national motorway and road networks servicing North Wales and the North West.



## DESCRIPTION

- Steel portal frame construction
- Sectional level access loading doors
- Dedicated office / staff facilities
- Dedicated car parking

## TERMS

The property is available by way of a new lease on terms to be agreed.

## RENT

On application.

## ESTATE CHARGE

An estate charge is payable for the upkeep of security and maintenance of the common parts of the estate. Further details are available upon request.

## RATEABLE VALUE

We are advised the property has a rateable value of £15,000.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

## FINANCIAL ASSISTANCE

Financial assistance may be available for qualifying projects through the Welsh Government and Flintshire County Council.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## VIEWING

Strictly by prior appointment with Legat Owen

Peter Johnston peterjohnston@legatowen.co.uk

Mark Diaper markdiaper@legatowen.co.uk

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