

COMMERCIAL &
INDUSTRIAL
AGENTS

Guy
WOODCOCK
AND COMPANY

DEVELOPMENT &
MANAGEMENT
SURVEYORS

0800 083 3216

TO LET

**UNITS 2 & 3, JACKSON COURT,
MANOR LANE, HAWARDEN
FLINTSHIRE, CH5**



LOCATION

The units are located in a small development off Manor Lane, Hawarden within two minutes of the A55 North Wales Expressway at the Broughton Park interchange. The units will be identified by the agents board on Manor Lane. Interested parties should turn into Jackson Court where the units can be seen on the right hand side.

DESCRIPTION

Standard workshop units constructed of a steel portal frame with part brick work and plastic coated insulated cladding to the walls. Insulated roofing panels with translucent roof sheets. Standard 3-phase electricity installation. 4.3m to eaves and a 3m wide roller shutter door plus pedestrian door.

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

ACCOMMODATION

Unit 2

161 m² (1,737 sq ft). Majority of which is open plan workshop space. It does have the benefit of male and female w.c and a fully fitted kitchen area.

Unit 3

162 m² (1,745 sq ft) of ground floor workshop space encompassing single w.c and kitchen area. Staircase leads to a mezzanine area of some 129 m² (1,390 sq ft).

RENT

We are seeking a rent of £7,500 per annum exclusive of rates, VAT, and insurance.

TERMS

Occupation by way of a twelve month licence or new lease for three years or more.

RATES 2009 / 2010

The premises are currently rated as one unit. The landlord is in the process of splitting the premises and a new Rateable Value will be advised in due course.

VAT

VAT is payable at the standard rate prevailing.

VIEWING

To arrange to view this property please call Guy Woodcock and Company on (01244) 817 160.
Email : guy@guywoodcock.com

DIRECTIONS

Leave the A55 at the Broughton interchange following the signs for Hawarden, turn right at the round about signposted Saltney onto Manor Lane. Proceed over the next round about and the subject property will be seen after approximately 400 m on the right hand side.