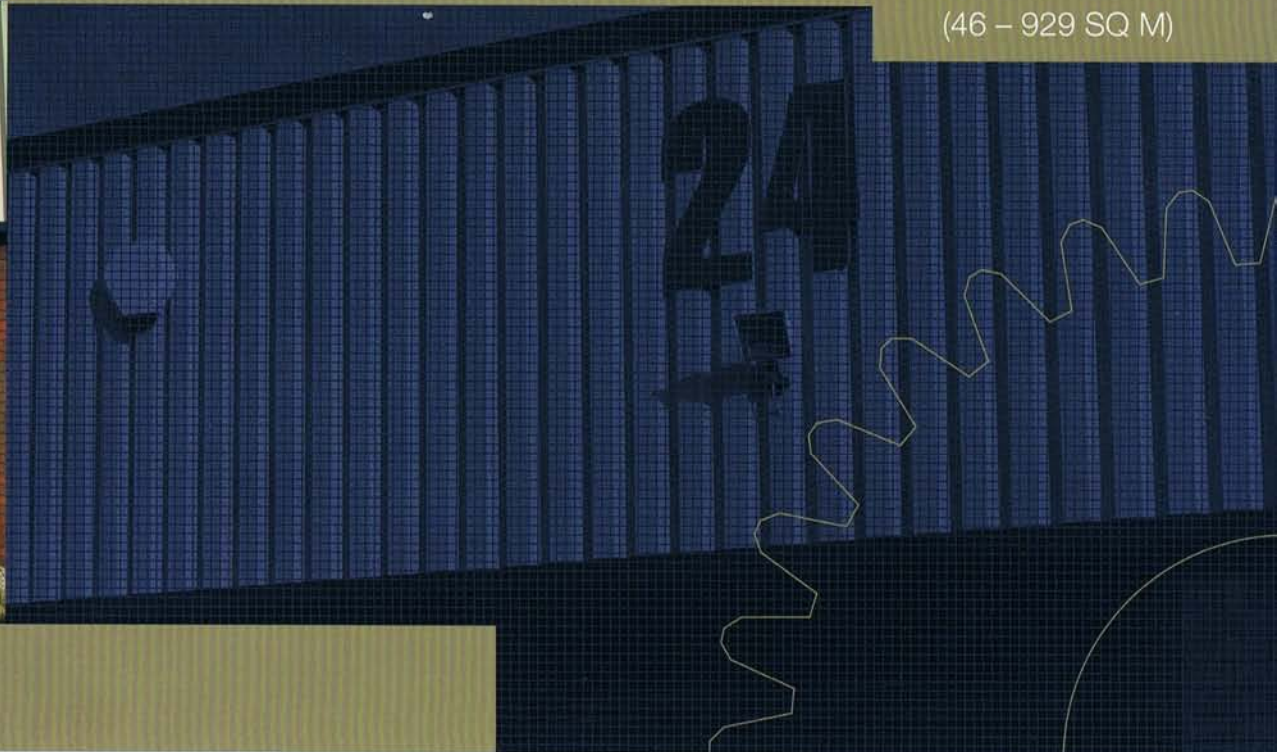


SANDYCROFT\_FLINTSHIRE\_NORTH WALES



INDUSTRIAL\_UNITS\_FROM\_500 – 10,000 SQ FT

(46 – 929 SQ M)



TO LET

## LOCATION

Engineer Park is located in the well established industrial area of Sandycroft approximately six miles to the west of Chester.

The development lies within two miles of the Queensferry exit of the A494 (A550) which connects the M56 to the A55 (North Wales Expressway), and as such the development is ideally situated for companies wishing to serve the North Wales coast, Cheshire and the Wirral.

## DESCRIPTION

Engineer Park was constructed by the Welsh Development Agency and comprises a total of approximately 9,290 sq m (100,000 sq ft) in units from 46 sq m (500 sq ft) to 929 sq m (10,000 sq ft).

The 38 units are of steel portal frame construction clad with brick/blockwork and profile metal sheeting. Each unit benefits from a roller shutter door access and dedicated forecourt parking, whilst the larger units also have integral office facilities.

## ACCOMMODATION

The development offers a range of units from 46 sq m (500 sq ft) to 929 sq m (10,000 sq ft).

The above areas represent the approximate gross internal area as defined by the RICS Code of Measuring Practice, 5th Edition.

## TERMS

Upon application from the agents.

## VAT

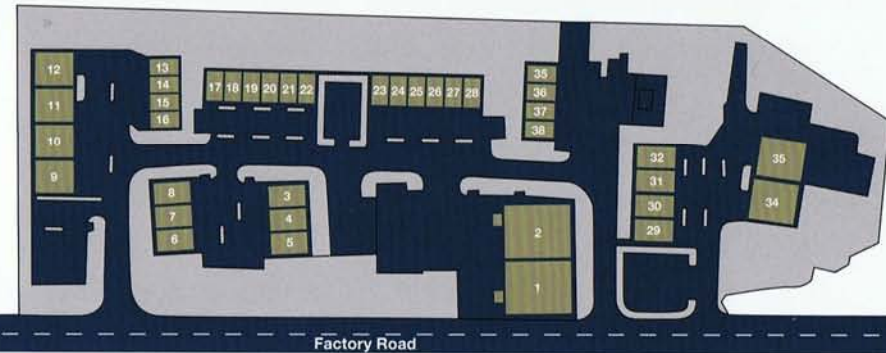
If applicable at the prevailing rate.

## SERVICE CHARGE

A service charge is levied in respect of external maintenance and the common parts of the estate.

## DIRECTIONS

To find Engineer Park, take the Queensferry exit from the A494 (A550) and proceed towards Sandycroft on the B5129. After approximately one and a half miles turn left into Station Road. Proceed into Factory Road and the development is situated on the right hand side.



## VIEWING

By appointment with the agents.

**wrestates**  
specialising in work related space

tel: 01925 273100

enquiries@wrestates.co.uk

**Legat Owen**  
COMMERCIAL PROPERTY EXPERTS  
01244 408200  
www.legatowen.co.uk

These particulars are issued by Legat Owen Limited for themselves and the Vendors/Lessors. These particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. January 2008. RB&Co 0161 281 0088. www.richardbarber.co.uk