

FLINT

TRADE PARK

HOLYWELL ROAD, FLINT

TO LET UNIT C, MANOR BUILDING



High profile trade counter /
industrial unit fronting the
A548 (Holywell Road)

2,200 sq ft (204.4 sq m)

FLINT

TRADE PARK

HOLYWELL ROAD, FLINT



Location

Flint Trade Park is situated on the A548 (Holywell Road) approximately 0.5 miles to the North West of Flint town centre.

The units occupy a prominent main road position and as such are ideally suited to trade counter/showroom operators.

Existing occupiers include City Electrical Factors, Wall Signs and Lunstone Electrical.

Description

Manor Building comprises a terrace of self-contained trade counter/industrial units ranging in size from 2,200 sq ft (204.4 sq m). Individual units can be combined if required subject to availability.

Features

- High profile location
- Established occupiers
- Generous on site car parking
- Dedicated rear servicing

Terms

Available to let by way of a new FR&I lease. Further details are available upon application.

Service Charge

A service charge will be levied for the maintenance and upkeep of the common parts of the estate & building insurance costs.

VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

EPC

E106.

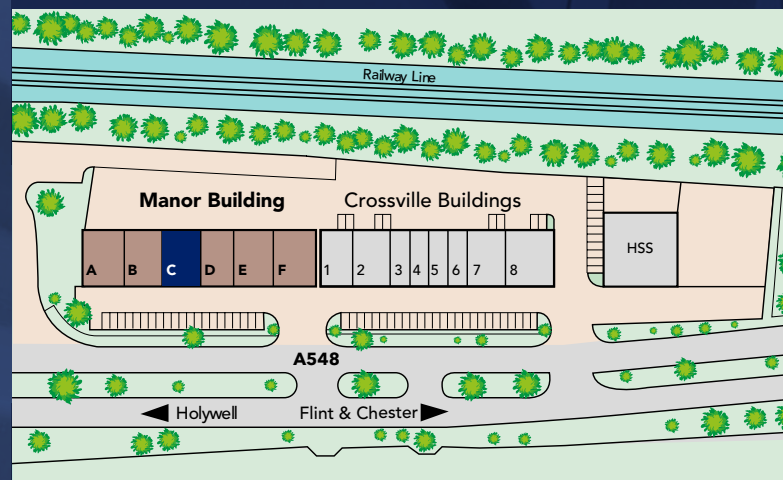


Accommodation

Manor Building

	SQ FT	SQ M
Unit C	2,204	204.8

The above measurement has been scaled from architects plans.



Viewing / Further Information

Upon application to the agent:



Jon Swain
jonswain@masonpartners.com

Joe Pearce
joepearce@masonpartners.com

The agent on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agent has any authority to make or give any representation or warranty whatever in relation to these properties.

June 2023 Design - Alphabet Design Liverpool 0151 707 1199.

SUBJECT TO CONTRACT.