

FLINT

TRADE PARK

HOLYWELL ROAD, FLINT

UNITS TO LET/FOR SALE CROSSVILLE BUILDING



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

From 1,100 sq ft (102 sq m)
to 4,000 sq ft (371.6 sq m)

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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, JR Webster, Wall Signs, Lunstone Electrical & HSS Hire.

Description

Crossville Building comprises a terrace of self-contained trade counter/industrial units ranging in size from 1,100 sq ft (102 sq m) to 4,000 sq ft (371.6 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

Units are available to let by way of FR&I leases. Sales may also be considered. 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's

Energy Performance Certificates are available on request.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from a successful purchaser.

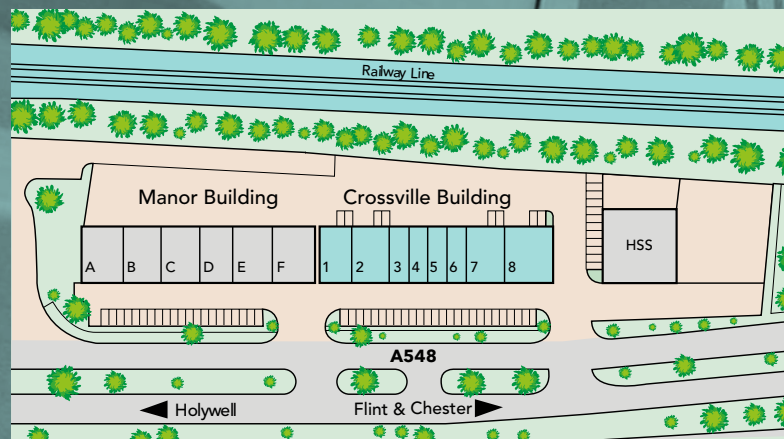
Viewing/Further Information

Upon application to the agents.

Accommodation

	SQ FT	SQ M
Unit 1	2,675	248.5
Unit 2	2,201	204.4
Unit 3	1,098	102.0
Unit 4	1,387	128.9
Unit 5	1,387	128.9
Unit 6	1,100	102.2
Unit 7	2,207	205.0
Unit 8	4,000	371.6

The above measurements have been scaled from architects plans.



Mason Partners
0151 227 1008
MASONPARTNERS.COM

Contact: Jon Swain
jonswain@masonpartners.com

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

Contact: Mark Diaper
markdiaper@legatowen.co.uk or
Rupert Chadwick-Dunbar
rupertchadwickdunbar@legatowen.co.uk

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