

COMMERCIAL &  
INDUSTRIAL  
AGENTS



DEVELOPMENT &  
MANAGEMENT  
SURVEYORS

**0800 083 3216**

**TO LET**

**UNIT 2, JACKSON COURT,  
MANOR LANE, HAWARDEN  
FLINTSHIRE, CH5 2PY**



### **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.

Web Site: [www.guywoodcock.com](http://www.guywoodcock.com) ▪ Email: [enquiries@guywoodcock.com](mailto:enquiries@guywoodcock.com)

## **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.

## **ACCOMMODATION**

### **Unit 2**

161 m<sup>2</sup> (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.

## **RENT**

We are seeking a rent of £585 pcm exclusive of VAT and insurance.

Rental incentives are available in the form of 1 months rent free period followed by 3 months at half rent subject to a minimum 12 month agreement being signed.

## **TERMS**

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

## **RATES 2010/ 2011**

Unit 2 - Rateable Value is £ 6,400pa. The property will qualify for Small Business Rate Relief we would advise prospective tenants make their own enquiries in respect of this direct to Flintshire County Council, Business Rates Department on 01352 704848.

## **VIEWING**

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

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