

# UNIT 1B SPENCER INDUSTRIAL ESTATE BUCKLEY CH7 3LY



## TO LET / MAY SELL



Industrial/Warehouse Unit  
11,735 sq ft (1,092.2 sqm)  
Forecourt and Parking Facilities

### Location

Spencer Industrial Estate is located on the outskirts of Buckley in a popular location for both regional and local occupiers. It is situated approximately 1.7 miles from the A55 Expressway and can be more readily identified from the attached plan.

### Description

The property is a mid-terraced warehouse building with sliding doors at the front. Internally there is a large, clear space with an eaves height of 9 metres. To the front is a forecourt for deliveries and parking.

### Accommodation

The property has the following approximate areas:

Internal Area	1,092.2 sqm	11,735 sqft
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### Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £29,250

### EPC

An EPC has been commissioned and is rated E 108

## Rent

£23,500 per annum

## Purchase Price

On application

## Tenure

The property is held long leasehold for a term of 999 years from 25<sup>th</sup> March 1991 at a peppercorn rental.

## Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

## VAT

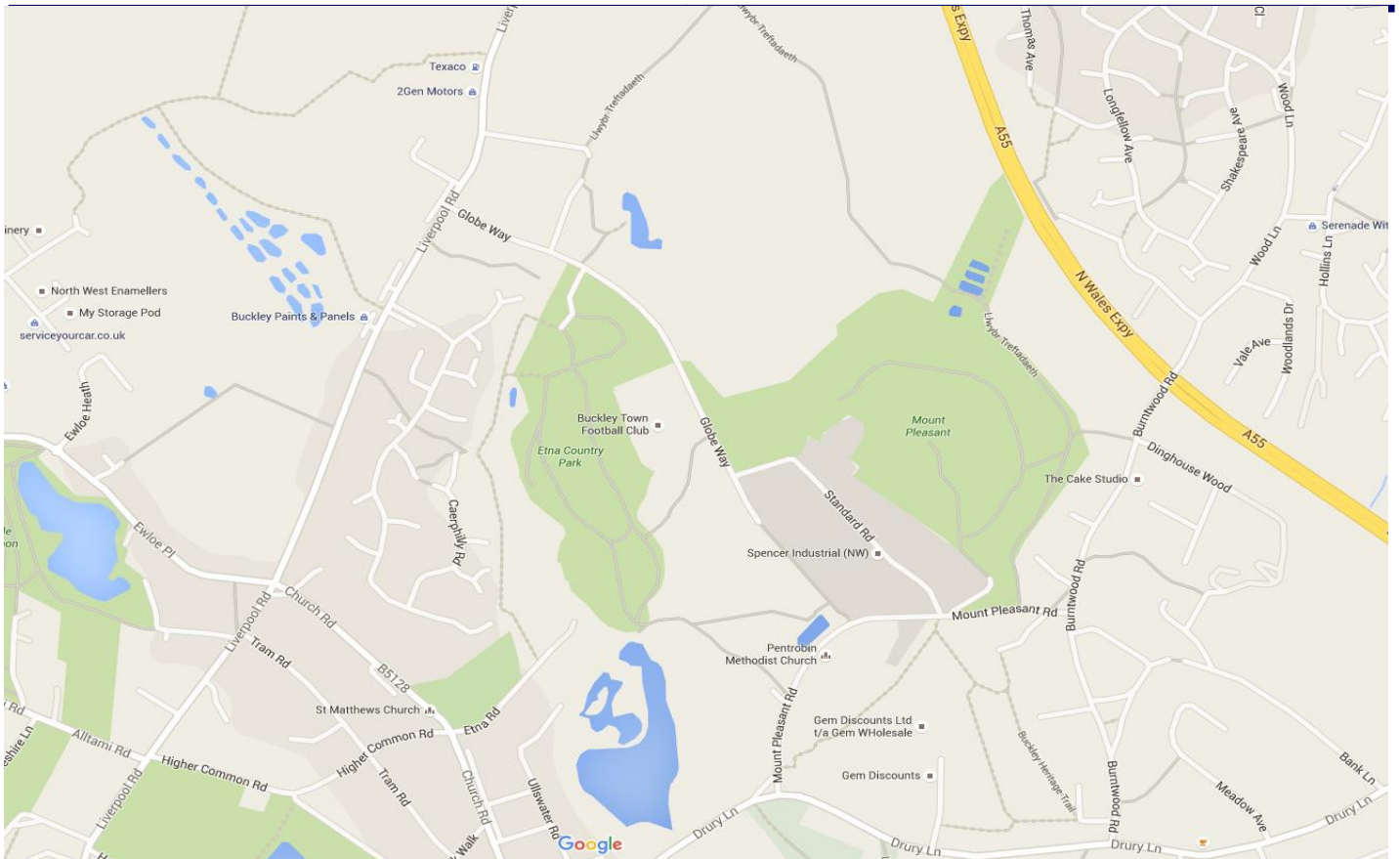
Prices, outgoings and rentals are exclusive of but may be liable to VAT.

## Services

All mains services are either available or connected to the property subject to statutory regulations.

## SUBJECT TO CONTRACT

DTFW 24.04.17



## Viewing

Strictly by appointment through the agents, Wild Commercial Property

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