

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 25th 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

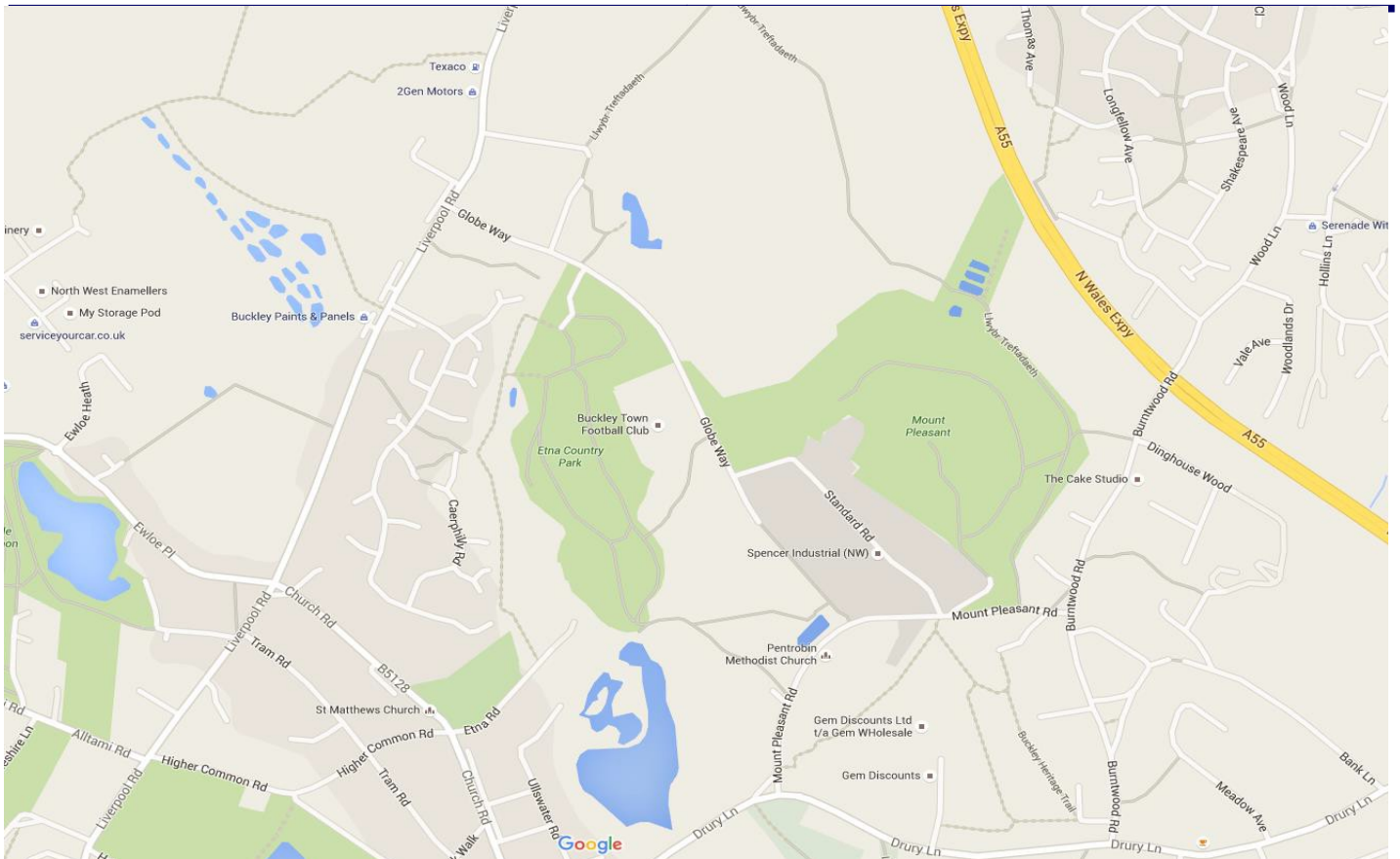
Prices, outgoings and rentals are exclusive of but may be liable to VAT.

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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