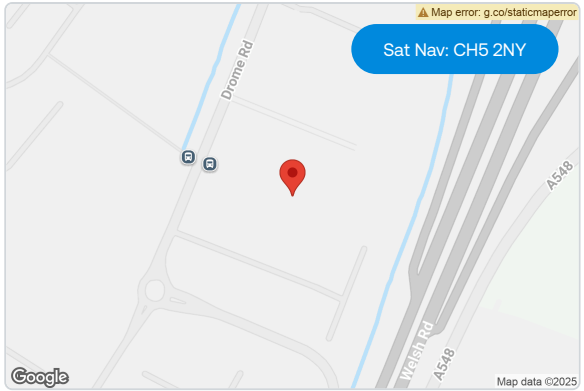
Mileway

Drome Road

Drome Road and Deeside Industrial Estate, Deeside, CH5 2NY

Warehouse | 3,026 - 7,498 ft^2

- Close to Flintshire
- Parking for Forecourt Parking vehicles
- Roller shutter door
- 4 minutes to M56
- 15 minutes to Chester



Description

The units are of steel portal frame construction with part brick and profiled clad elevations. Servicing is provided via a roller shutter door to the front elevation with separate personnel entrance leading to office/staff accommodation.

Location

Drome Road occupies a prominent position fronting the A550 Welsh Road on Zone 1, Deeside Industrial Estate. Zone 1 is accessed from the A550 which in turn connects to J16 of the M56 motorway via the A5117, approximately 3 miles to the east.

Further information

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Mileway

Sam Gratton
northwest@mileway.com
01925 358160

LegatOwen
legatowen.co.uk

Rupert Chadwick-Dunbar
rupertchadwickdunbar@legatowen.co.uk
+44 (0)1244 408239

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 5	Warehouse	3,026	Under offer	2,270	1,135	D
Unit 13	Warehouse	4,472	Immediately	3,260		B
Total		7,498				

Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

Mileway