

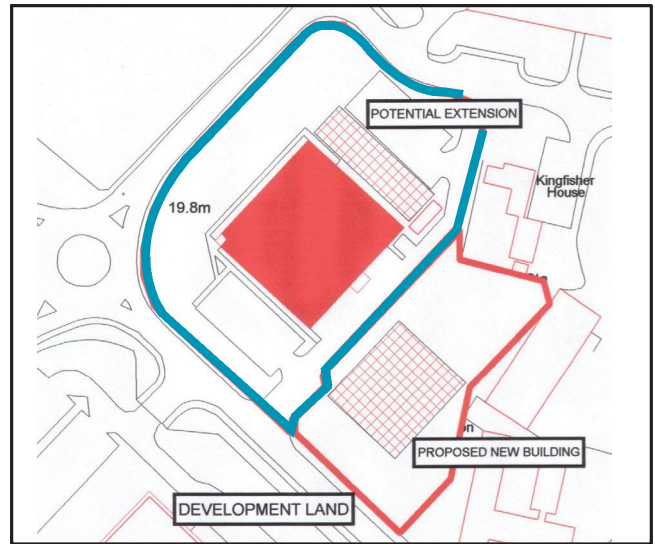
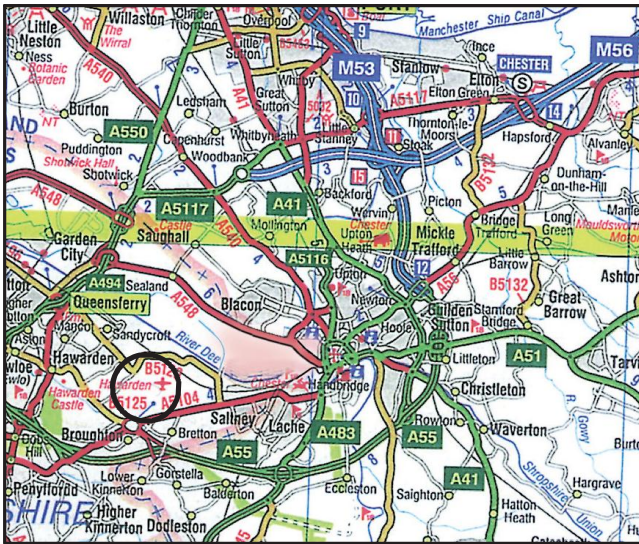
**LAND ADJACENT TO THE LEONARD BUILDING  
HAWARDEN INDUSTRIAL PARK  
MANOR LANE  
HAWARDEN CH5 3QZ**



**DEVELOPMENT SITE OF 0.9 ACRES WITH PLANNING  
PERMISSION FOR A DETACHED B1/B2/B8 UNIT**

**OF 930 SQ M (10,000 SQ FT)**

**TO LET/MAY SELL**



## LOCATION

Hawarden Industrial Park lies approximately 6 miles to the west of Chester and is accessed via the A5104. The A55 (T) North Wales Expressway provides a dual carriageway link within 1/2 mile of the industrial estate, providing access to the national motorway network via the M53 and M56.

The site commands a prominent position off Manor Lane, at the entrance to Hawarden Industrial Park and is accessed via a private tarmac slip road from Airfield View.

## DESCRIPTION

Planning permission was granted for the erection of an industrial building for use within Classes B1, B2 and B8, totalling 10,000 sq ft, by Flintshire County Council in February 2006.

In addition, there is an adjacent industrial/production building of 1,618 sq m (17,420 SQ FT) edged in blue as shown on the plan above which has planning permission for a 5,000sq ft extension (as shown on the plan above). Details of which are can be obtained from the agents.

## RENT/SALE PRICE

Upon application

## VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party will bear their own legal costs.

## VIEWING

Strictly by prior appointment with the joint agents:

Legat Owen:

- Steven Wade scw@legatowen.co.uk
- Mark Diaper markdiaper@legatowen.co.uk
- 01244 408200

Or Bolton Birch

- Jonty Goodchild jonty@boltonbirch.com
- 01244 311681



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