

TO LET

An Extensive warehouse complex providing accommodation from 10,000 sq ft (929 sq m) to 69,017 sq ft (6,412 sq m) on a secure surfaced site of 4.6 hectares (11.4 acres) .

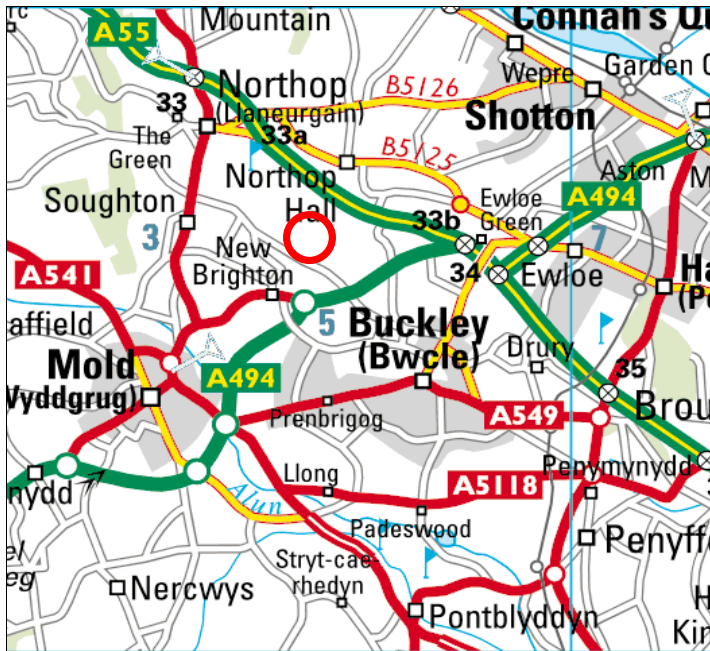


**Pinfold Lane,
Alltami,
Mold, Flintshire
CH7 6NY**

**Bolton
Birch**

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Location

The subject property is accessed directly off Pinfold Lane which links with the A494 (Mold Road) at a traffic light controlled junction in Alltami which is approximately 1 mile due west of Buckley in Flintshire. The site benefits from being within approximately half a mile from the A55 (T) at the Ewloe interchange which provides a dual carriageway access across the North Wales coast linking with Holyhead to the west and Chester and M56 to the east. Junction 16 of the M56 is within approximately 8 miles.

Description

The subject property comprises an extensive warehouse unit comprising of three bays of steel framed construction with a mixture of brick/block and corrugated cement clad elevations and roof. The warehouse benefits from a solid concrete floor, four electrically operated roller shutter doors and a clear eaves height of approximately 4.2 metres. The warehouse accommodation is accompanied by two interlinking portacabins providing office



accommodation. The buildings occupy a concrete surface compound which is securely fenced with steel pallsade which provides the opportunity for extensive external storage. Access to the site is controlled by way of a security lodge and gated entrance.

Accommodation

The subject property has been measured on a Gross Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and we calculate that they extend to the following areas:

Please note that each individual bay of the warehouse is available to let separately or combined.

Consideration would also be given to splitting a bay to provide a separate letting of minimum size 10,000 sq ft (929 sq m).

Bay 1	19,849 sq ft	(1,844 sq m)
Bay 2	23,821 sq ft	(2,213 sq m)
Bay 3	19,849 sq ft	(1,844 sq m)
Portacabins	4,950 sq ft	(460 sq m)
Additional brick building	549 sq ft	(51 sq m)
Total	69,018sq ft	(6,412 sq m)
Total site area	4.6 hectares	(11.4 acres)

Lease

The premises are available by way of a flexible lease arrangement.

Rent

On application.

VAT

All figures and prices quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

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Email: jonty@boltonbirch.com

Subject to contract

