

Industrial

# UNIT 1 & 2 | PARKWAY BUSINESS CENTRE

Sixth Avenue, Deeside, CH5 2LE

## UNIT 1 & 2 | 5,662 SQ FT

### Industrial Unit with office

Units 1 & 2 Parkway provide a combined 5,662 sq ft of adaptable industrial space, ideal for a range of uses including light manufacturing, storage, and distribution. The property features 3-phase power, WC facilities, generous car parking, dedicated office space, and efficient circulation areas to support operational flexibility. A double doorway connects the two units, creating a large, open-plan layout that enhances versatility. The estate is well-maintained, offers 24-hour access, and ensures a secure environment for tenants.

Lease Type

New



### ✓ Unit Summary

- 3 Phase Power
- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Car Parking
- WC Facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£42,900.00	£7.58
Rates	£15,260.00	£2.70
Maintenance Charge	£6,500.00	£1.15
Insurance	£1,132.40	£0.20
Total Cost	£65,792.40	£11.62

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Parkway Business Centre benefits from direct access to the A550 which in turn links to junction 16 of the M56 (2 miles). Chester city centre lies approximately 10 miles to the south east



Road  
M56: 2 miles



Airport  
Liverpool John Lennon: 25 miles



Rail  
Chester: 6 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (48)

## Key Contact



**Taegie Jefford**  
Senior Asset Manager

"Taegie is an Asset Manager based in the North."



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