

## UNIT 8 | 2,954 SQ FT

#### Industrial with office

Unit 8 Parkway offers 2,954 sq ft of adaptable industrial accommodation, ideal for a variety of uses including light manufacturing, storage, and distribution.
The unit benefits from 3-phase power, WC facilities, dedicated office space, and ample car

parking. Its efficient layout supports smooth operations and flexibility for growing

Located on a well-maintained estate with 24-hour access, the unit provides a secure and professional environment for occupiers.

Lease Type

New



# **Unit Summary**

- Premier Industrial Location
- 24 Hour Access
- **WC Facilities**

### Occupational Costs

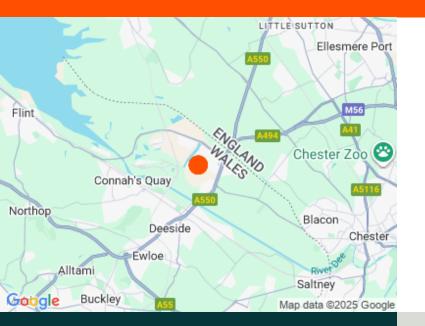
	Per Annum	Per Sq Ft
Rent	£25,900.00	£8.77
Rates	£10,360.00	£3.51
Maintenance Charge	£3,400.00	£1.15
Insurance	£590.80	£0.20
Total Cost	£40,250.80	£13.63

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a flateable 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.



## UNIT 8 | PARKWAY BUSINESS CENTRE

Sixth Avenue, Deeside, CH5 2LE



#### 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	D (85)	



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#### **Key Contact**

