

MEDIA POINT MOLD BUSINESS PARK, MOLD, CH7 1XY



TO LET

- Self-contained industrial unit
- Established Trade Location
- 74.91 sq m (807 sq ft)
- To be refurbished

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

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LOCATION

The property benefits from an excellent and prominent location adjacent to the A494 Mold Bypass, at the intersection with the B544 Wrexham Road, on an arterial route way into Mold Town Centre, which is located less than one mile away.

The property is located at the entrance to Mold Business Park, which has been developed over a number of years and has attracted a wide range of occupiers. In close proximity are Bromfield Industrial Estate and Broncoed Business Park, where a number of national and regional trade counters are located.

Mold is located in North East Wales, approximately 13 miles to the west of Chester and 12 miles to the north west of Wrexham, the town is approached via the A55 North Wales Expressway, via the A494.

Please refer to location plan.

DESCRIPTION

The property comprises a purpose built self-contained steel portal frame with over cladding underneath a pitched roof.

The property is accessed by a sectional up and over door within the front elevation, together with pedestrian access in the front and side elevation.

To the rear of the property is a small kitchen and wc facility.

ACCOMMODATION/AREAS

Sq m	Sq ft
74.91	807

RENTAL

£6,000 per annum.

LEASE

The property is available the way of Full Repairing and Insuring terms.

RATES

To be re-assessed.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations. The property benefits from a three phase electricity supply.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

An Energy Performance Certificate is in the process of preparation.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents

BA Commercial, Chester 01244 351212

Ref: HC May20

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howard.cole@bacommercial.com

robbie.clarke@bacommercial.com

SUBJECT TO CONTRACT

Chester

BA Commercial, 2 Friarsgate,
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North Wales

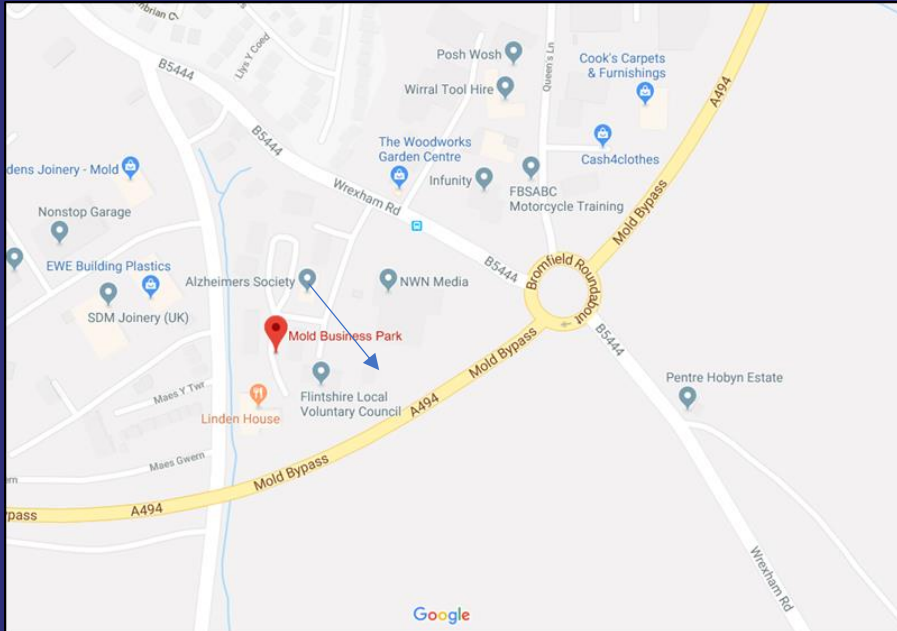
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