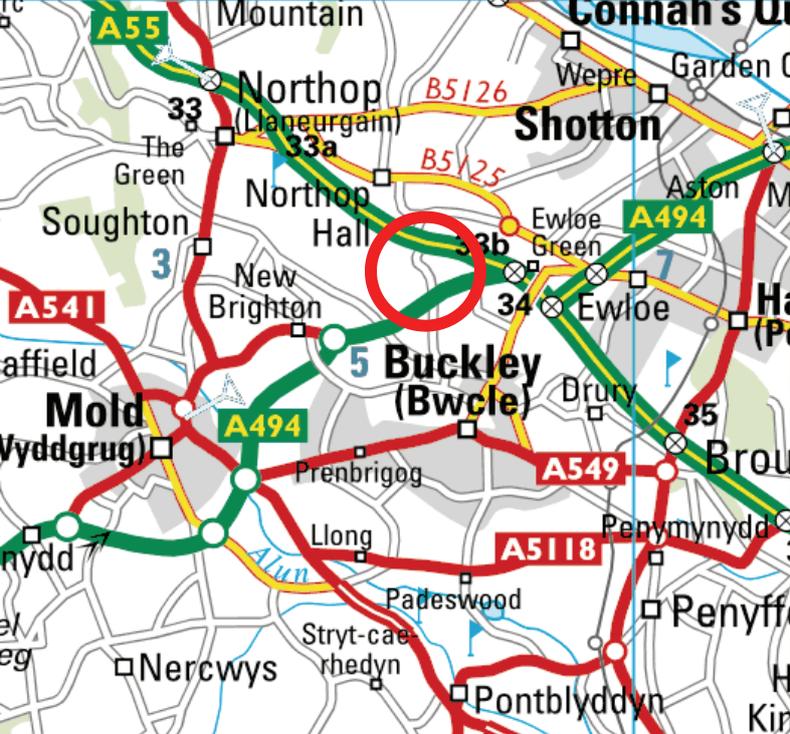


TO LET

Industrial/warehousing space within 0.5 mile off the A55 (T)
Ewloe Interchange with extensive external yard area
up to 11.4 acres.



**FORMER TDG DEPOT,
PINFOLD LANE
ALLTAMI, FLINTSHIRE
CH7 6NY**



Location

The building is accessed directly off Pinfold Lane which links with the A494 (Mold Road) at a traffic light controlled junction in Alltami. The A494 provides direct access within approximately half a mile to the A55 (T) at the Ewloe interchange with 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 property comprises a warehouse/distribution unit split into three bays of steel framed construction with a mixture of brick/block and corrugated cement clad elevations and roof. Access over 4.8 metres height is through four electrically operated roller shutter doors. Bays 1 2 & 3 are interconnecting. The warehouse has external portacabin office accommodation. The buildings occupy an 11.4 acre site with extensive concrete surface which is securely fenced with steel pallisade providing the opportunity for extensive external storage.

Accommodation/Areas

The premises have been measured on an internal area basis which we calculate extend to the following areas:

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	69,018 sq ft	(6,412 sq m)
Total site area	4.6 hectares	(11.4 acres)

Consideration would be given to separate lettings of each bay . Separate external storage is available.

Lease

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

Rent

On application

VAT

All figures and prices quoted are liable to VAT at the standard rate prevailing

Further information/viewing

Please contact Margaret Barker-D Morgan PLC
 Tel: 0151 339 8113
 Email: mbarker@dmorgan.co.uk

