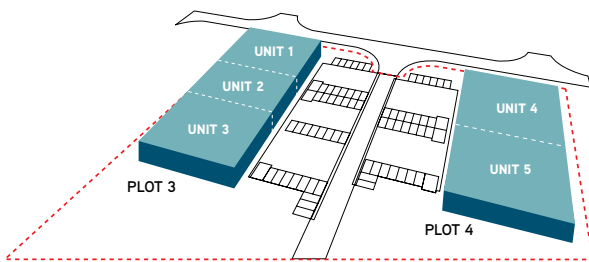




**INDUSTRIAL UNITS  
FOR SALE OR TO LET  
5,900 to 12,020 SQFT  
HAWARDEN, FLINTSHIRE CH5 3US**

# PLOTS 3 & 4 OUTLINE SPECIFICATION

- POWER FLOATED CONCRETE SLAB WITH 30KNM<sup>2</sup> LOAD CAPACITY (UDL)
- STEEL PORTAL FRAME
- 6M EAVES
- GRADE LEVEL VEHICLE LOADING DOOR TO EACH UNIT
- POWERED SECTIONAL OVERHEAD DOORS 4M X 4.5M
- THREE PHASE ELECTRICITY SUPPLY
- MAINS GAS AND WATER
- 10% OFFICE CONTENT WITH PROVISION FOR 100% EXPANSION AT FIRST FLOOR
- GAS CENTRAL HEATING TO OFFICES
- CONCRETE SERVICE YARD WITH A 40 TONNE LOAD CAPACITY
- TURNING FOR ARTICULATED VEHICLES



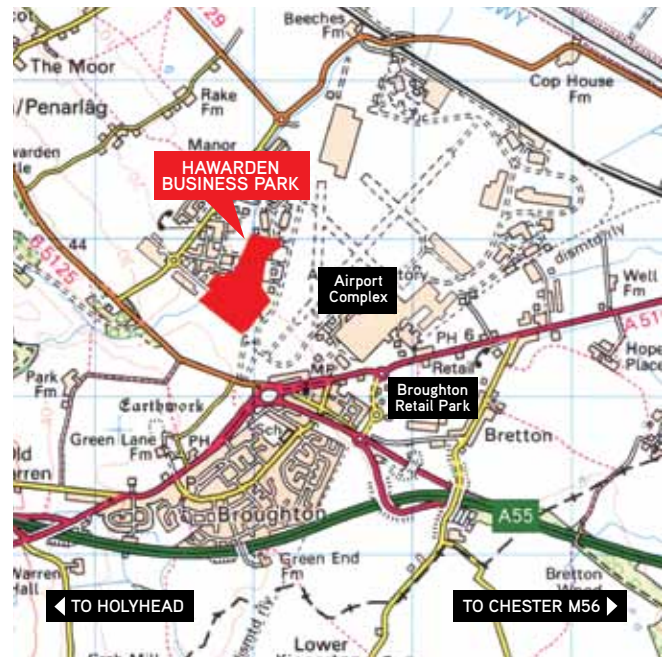
## ACCOMMODATION (GROSS INTERNAL AREA BASIS)

UNIT	SQFT	SQM
1	6,120	569
2	5,900	548
3	SOLD	
4	LET	
5	LET	

**TERMS** – For sale or to let. Terms on application.

**VAT** – All terms are subject to VAT at the prevailing rate.

**VIEWING** – Strictly by appointment with the joint agents, Legat Owen and King Sturge.



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Llywodraeth Cynulliad Cymru  
Welsh Assembly Government



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