



**TO LET**

**UNIT 6, ABER PARK, ABER ROAD, FLINT. CH6 5EX**

- Situated on Flint's main industrial estate, convenient for the A55 and Coast Road.
- Steel portal frame unit of 3178 sq.ft, with eaves height of approx. 5.25m and communal parking for 5 vehicles.
- VIEWING: Celt Rowlands & Co. 01691 659659.
- Sub Agents – Forge Property Consultants.

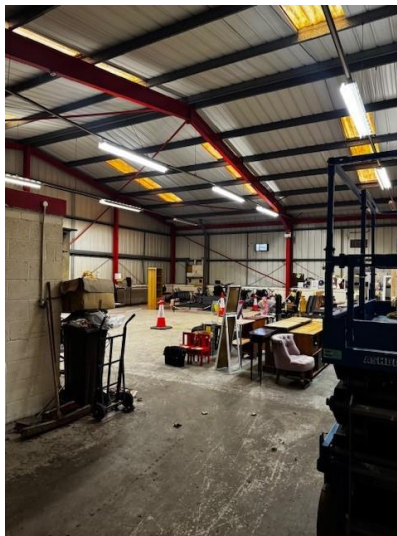
## LOCATION

The property is situated within Aber Park, Flint to the fringe of the town centre, in an established commercial area. Easy access is available from Holywell road (the A548), progressing thereafter onto Aber Road. The town centre and railway station are within walking distance. There are a range of complimentary commercial activities within close proximity, including both Ashmount Enterprise Park, Flint Trade Park and the Acorn Business Park. The Flint Retail Park and town centre occupiers also include a wide range of local retailers.

## DESCRIPTION

The property is a compact, end of terrace versatile industrial unit benefiting from vehicular (roller shutter) access, being of predominantly block construction under a pitched, profile steel clad roof. Internally, the main area predominantly includes warehouse space, with good eaves height over a concrete floor; with ancillary office and WC's to the front of the property. Mains water and electricity services are connected.

The approximate floor area is: **295.25 Sqm (3,178 Sqft)**



## TERMS OF OFFER

The annual rental is **£18,900**. Incentives could be considered (subject to covenant strength and lease term length). A deposit would be required. The property is subject to a service charge: this will be verified, but is estimated at £500 per annum.

## LEGAL COSTS

The landlord requires the incoming tenant to discharge their legal costs in connection with granting the lease. These costs are currently £2,500.

## BUSINESS RATES

The building has a Rateable Value of £17,000 from 1<sup>st</sup> April 2026 (previously £14,000). Interested parties are recommended to speak to Flintshire County Council to ascertain the business rates payable annually (01352) 704848. Concessions may apply.

**EPC RATING** - The property has an Energy Rating of D.

**VIEWING** - Please contact the agents: Celt Rowlands & Co. on 01691 659659 or [oswestry@celtrowlands.com](mailto:oswestry@celtrowlands.com)

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