

MODERN TRADE INDUSTRIAL UNIT 1,496sqft (139sqm)



UNIT 17 ENGINEER PARK, SANDYCROFT, DEESIDE, CH5 2QD

LOCATION

Engineer Park is located in the well-established industrial area of Sandycroft approximately six miles to the west of Chester.

The estate lies within two miles of the Queensferry exist of the A494 (A550) which connects the M56 to the A55 (North Wales Expressway and as such the development is ideally situated for companies wishing to serve the North Wales coast, Cheshire and the Wirral.

DESCRIPTION

The 38 units are of steel portal frame construction with brick/blockwork and profile metal cladding. Each unit is provided with a wc & kitchenette, roller-shutter door access and dedicated forecourt parking, whilst most larger units also have integral office facilities.

ACCOMMODATION

The building has the following gross internal floor area which has been measured in accordance with the current Royal Institution of Chartered Surveyors Code of Measuring Practice.

| | | |
|----------------|-----------|--------|
| Internal Width | 32'8" | 10m |
| Build depth | 45'6" | 13.8m |
| Gross Int Area | 1,496sqft | 139sqm |

BUSINESS RATES

Interested parties to make their own enquiries of the local authority with regard to the business rates.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£11,000pax**.

SERVICE CHARGE

A service charge is levied in respect of external maintenance and the common parts of the estate.

EPC

Attached

VIEWING AND FURTHER INFORMATION

All enquiries should be via the joint agents, Dresler Smith. For further information or to make arrangements to view, please contact:

Dresler Smith (Tel: 0113 245 5599)

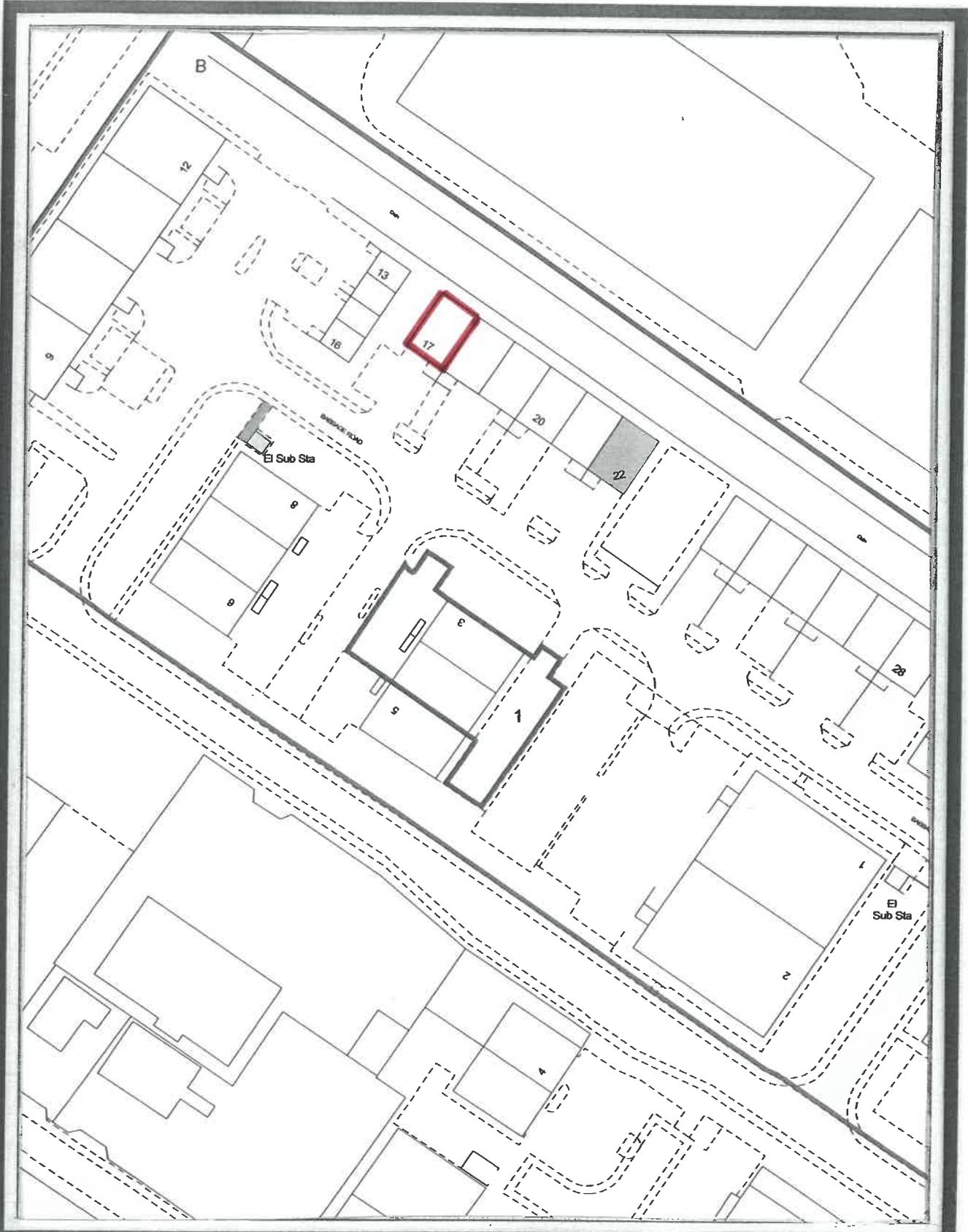
Contact: David Dresler
davidd@dreslersmith.co.uk

Legat Owen (Tel: 01244 408200)

Contact: Mark Diaper
markdiaper@legatowen.co.uk

SUBJECT TO CONTRACT

Date of Particulars: OCTOBER 2025



DreslerSmith
 CHARTERED SURVEYORS

0113 245 5599
 www.dreslersmith.co.uk

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PLAN NOT TO SCALE



UPM

TOYOTA

DEESIDE INDUSTRIAL PARK

CONNAH'S QUAY

SHOTTON

QUEENSFERRY

A494

ENGINEER PARK

A494

SEALAND

SANDYCROFT

CHESTER

A494

B5129

HAWARDEN

AIRBUS UK

HAWARDEN AIRPORT

HAWARDEN BUSINESS PARK

AIRBUS UK

SALTNEY

A55

BROUGHTON

A55

A55

A55

M56

M56

M53



Sat Nav Ref:
CH5 2QD

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 17 Babbage Road Engineer Park Sandycroft DEESIDE CH5 2QD | Energy rating D | Valid until: 24 July 2026 |
| | | Certificate number: 0070-0136-4009-5023-8006 |

Property type B1 Offices and Workshop businesses

Total floor area 180 square metres

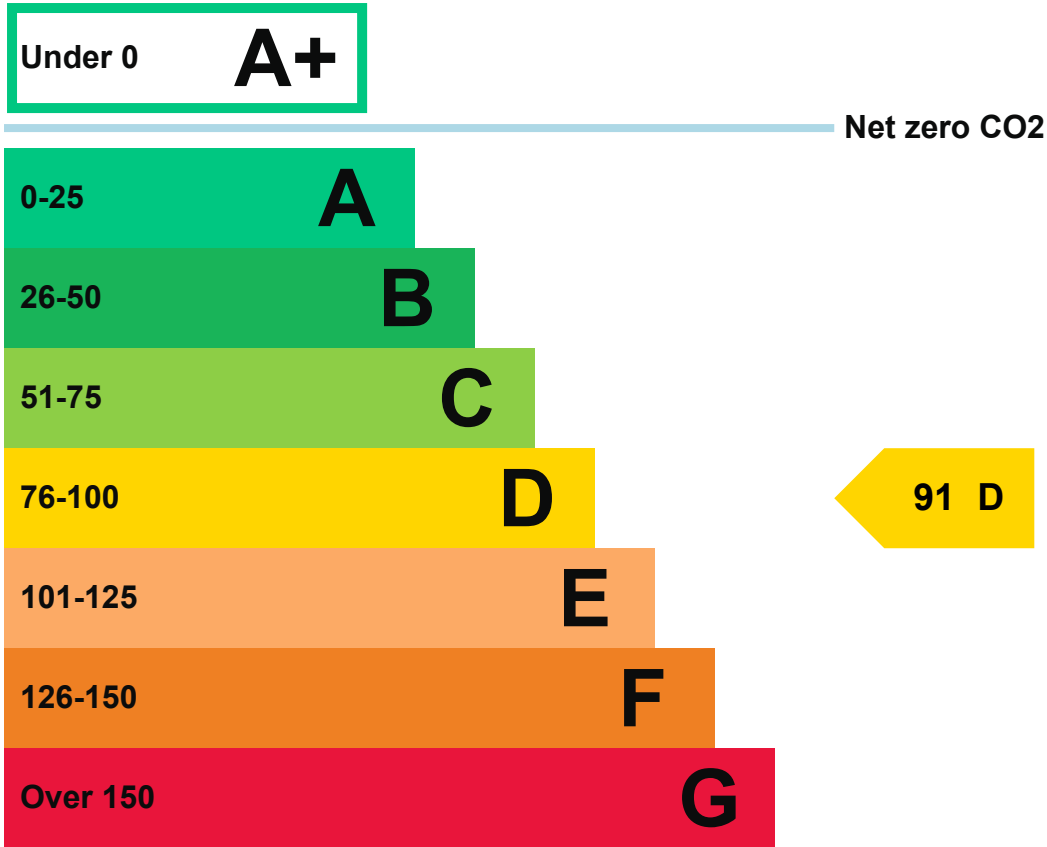
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

35 B

If typical of the existing stock

104 E

Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation