



TO LET

Unit 2A Interling Trade Park, Queensferry, Flintshire, CH5 2DW

Modern trade Counter unit
3,647 sq ft (339 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a modern trade counter/industrial unit located next to the busy Queensferry Makro.

The unit benefits from::

- Steel portal frame construction
- Composite cladding
- Fully glazed personnel entrance
- Electrically operated loading doors
- 3 phase electrical supply
- Dedicated parking
- Concrete floor slabs
- 37.5 KN/m floor loading

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sq m	GIA sq ft
Unit 2A	339	3,647

Terms

The property is available on a new full repairing and insuring basis direct from the landlord.

Rent

The rent is available to rent at £30,000 per annum plus VAT.

Rent Deposit

A rent deposit may be requested dependent on credit checks.

Business Rates

The property has a Rateable Value of £33,750 from 1 April 2026

Service Charge

The property is subject to a service charge for the common areas of the estate.





Utilities

The property benefits from electricity, water and main drainage

Energy Performance Certificate

The property has an EPC rating of C

Plans/Photographs

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

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

We recommend you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.



The property is located within the Flintshire and Wrexham Investment Zone, a region-wide initiative supporting the growth of advanced manufacturing and high-value industrial businesses. The Investment Zone focuses on strengthening the local manufacturing ecosystem through skills and workforce development, business support for manufacturers and their supply chains, and continued investment in transport and enabling infrastructure. Together, these initiatives help create a well-connected, supportive environment for modern industrial occupiers, reinforcing Flintshire and Wrexham as an established and emerging centre for advanced manufacturing.

For more information:

Flintshire - investmentzone@flintshire.gov.uk

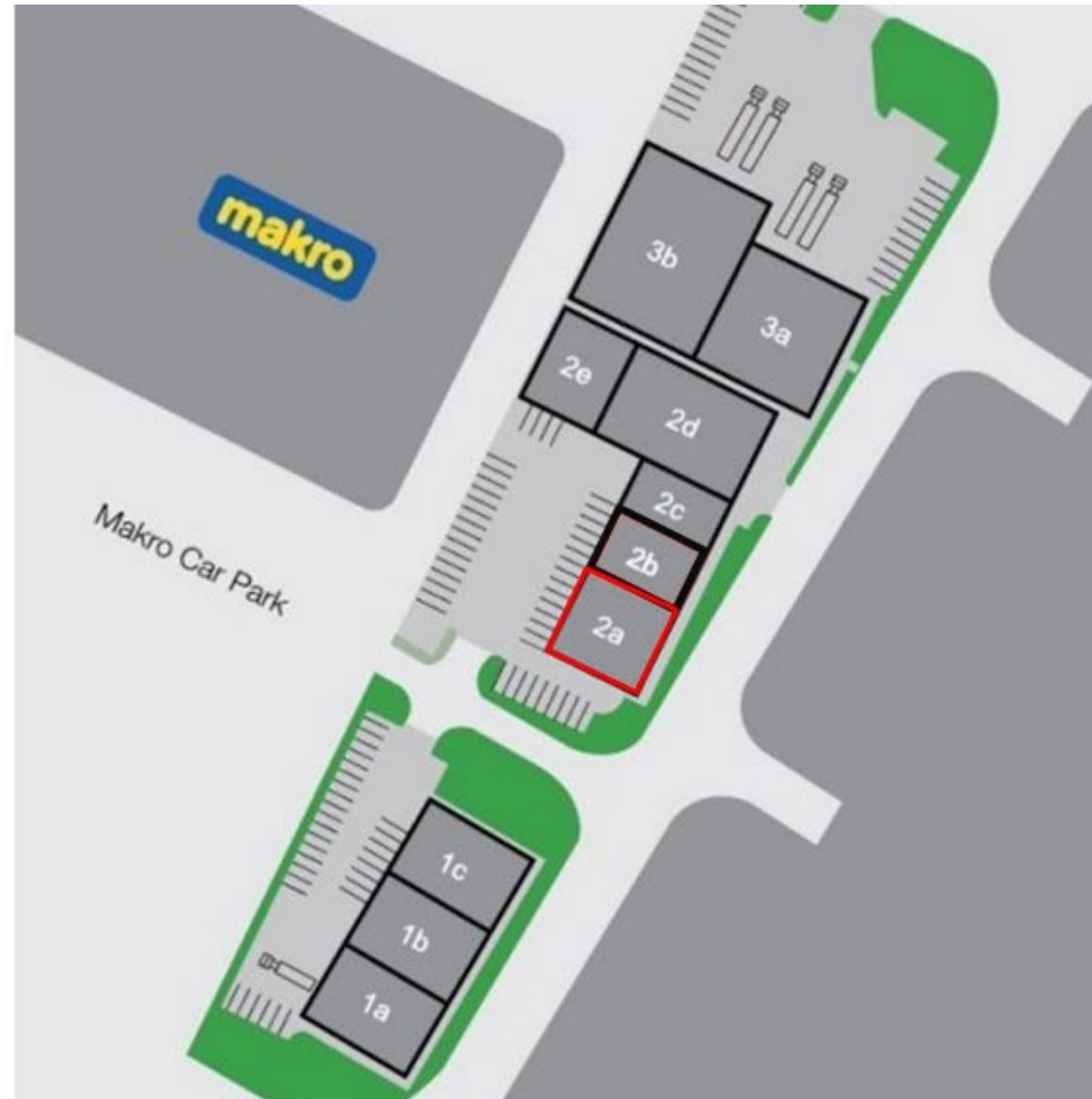
Wrexham - iz@wrexham.gov.uk

SCREWFIX

 **The Office Furniture Place**

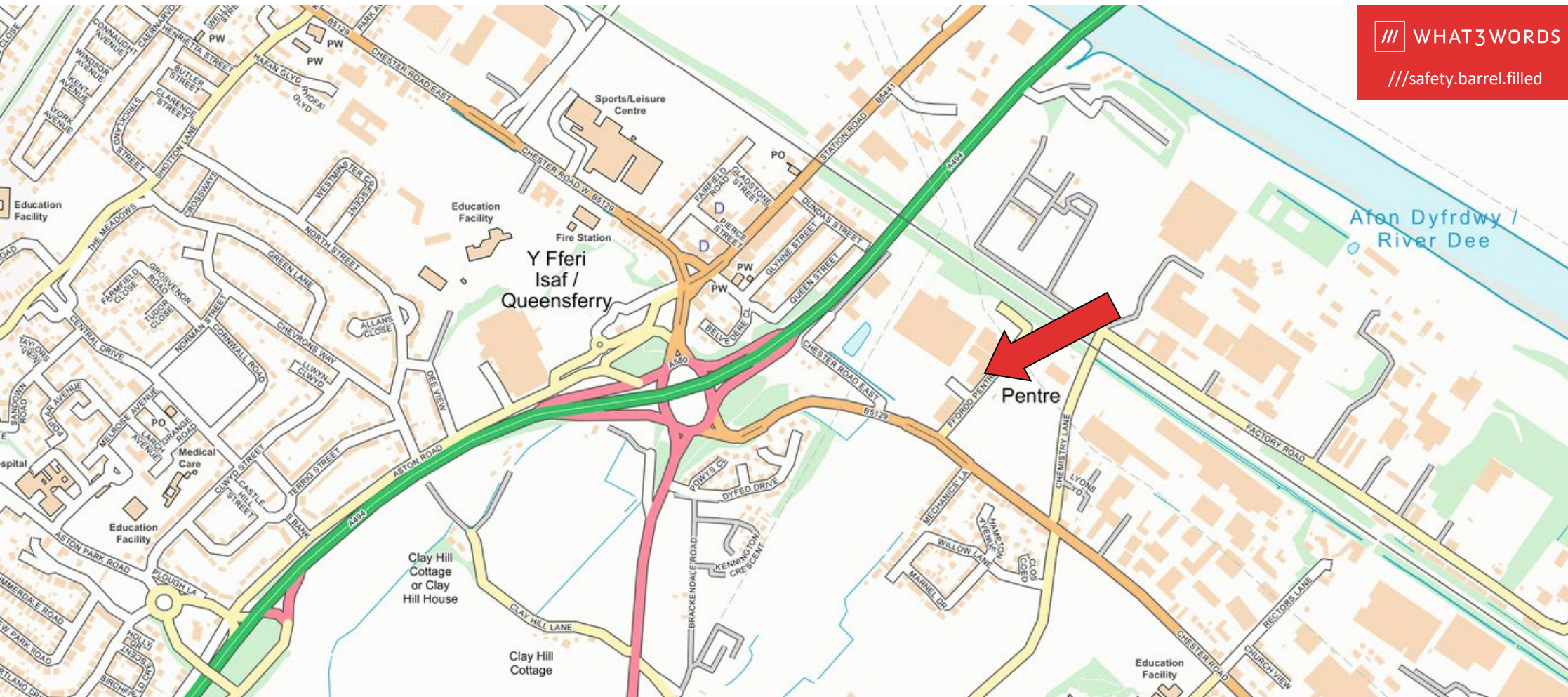
Finney's CARPETS
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LLOYD SIGN
SOLUTIONS



Location

The property is situated at the junction of the A494(T) dual carriageway with the B5129 Chester Road, approximately 5 miles west of Chester City Centre. The dual carriageway offers excellent access to the M56 to Warrington and Manchester, the M53 to Liverpool, and the A55 North Wales Expressway to the North Wales coast



WHAT3WORDS
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Contact:



Mark Diaper
07734 711409
markdiaper@legatowen.co.uk



Rupert Chadwick-Dunbar
07919 968086
rupertchadwickdunbar@legatowen.co.uk



David Dresler
07976 933654
davidd@dreslersmith.co.uk

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DATE PREPARED: **August 2026**



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01244 408200
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