

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



## UNIT 20 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 exit 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)

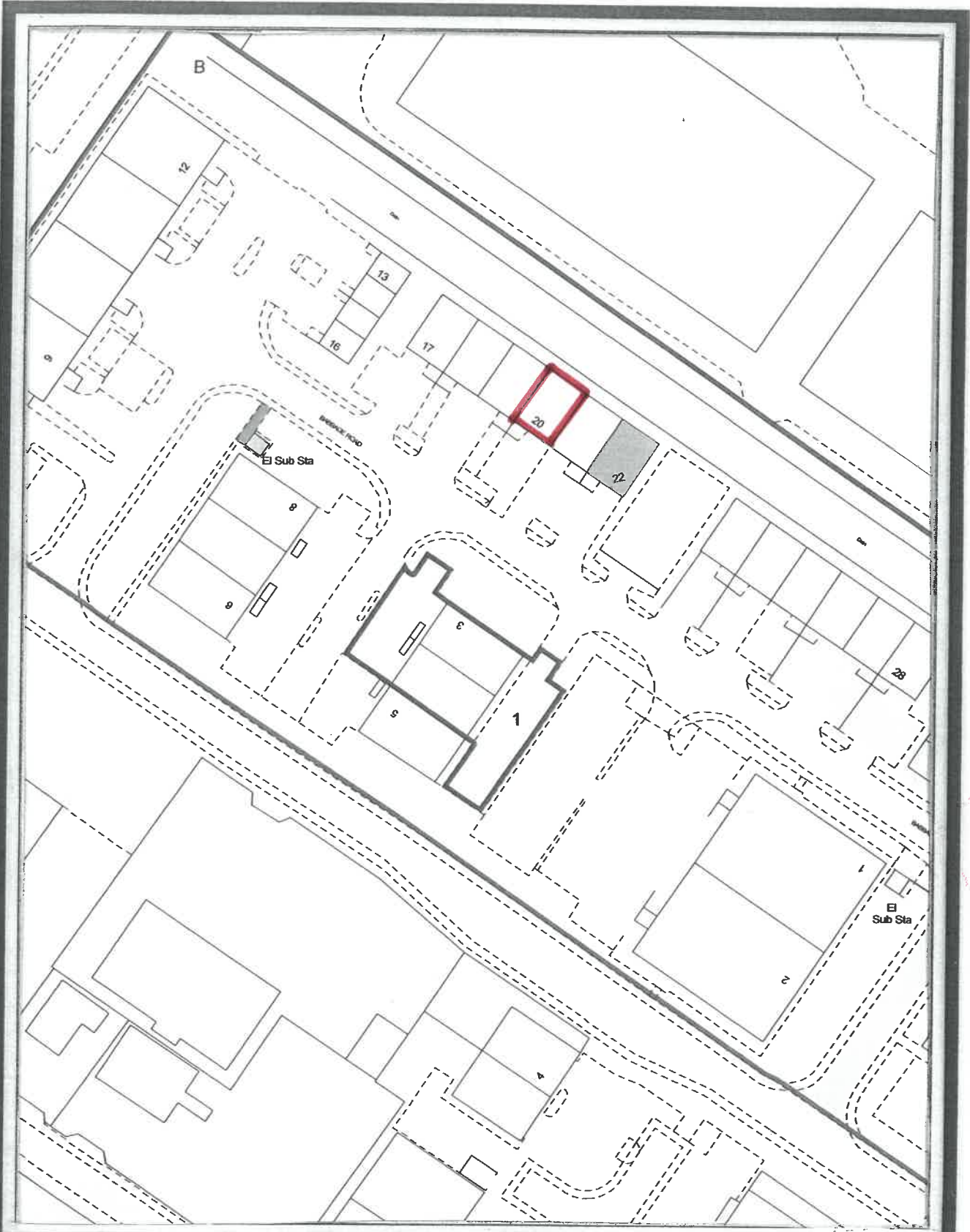
Contact: David Dresler  
[davidd@dreslersmith.co.uk](mailto:davidd@dreslersmith.co.uk)

#### Legat Owen (Tel: 01244 408200)

Contact: Mark Diaper  
[markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk)

### SUBJECT TO CONTRACT

Date of Particulars: **OCTOBER 2025**



**DreslerSmith**  
CHARTERED SURVEYORS

**0113 245 5599**

[www.dreslersmith.co.uk](http://www.dreslersmith.co.uk)

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PLAN NOT TO SCALE



UPM

TOYOTA

DEESIDE INDUSTRIAL PARK

CONNAH'S QUAY

SHOTTON

QUEENSFERRY

ENGINEER PARK

SEALAND

CHESTER

SANDYCROFT

HAWARDEN

AIRBUS UK

HAWARDEN AIRPORT

AIRBUS UK

HAWARDEN BUSINESS PARK

SALTNEY

BROUGHTON

M56

M56

A494

M53

A494

B5129

A494

A55

A55

A55

A55



Sat Nav Ref:  
CH5 2QD

# Energy performance certificate (EPC)

20 Babbage Road Engineer Park Sandycroft DEESIDE CH5 2QD	Energy rating <b>E</b>	Valid until: <b>24 July 2026</b>
		Certificate number: <b>9729-3073-0365-0600-0625</b>

**Property type** B1 Offices and Workshop businesses

**Total floor area** 150 square metres

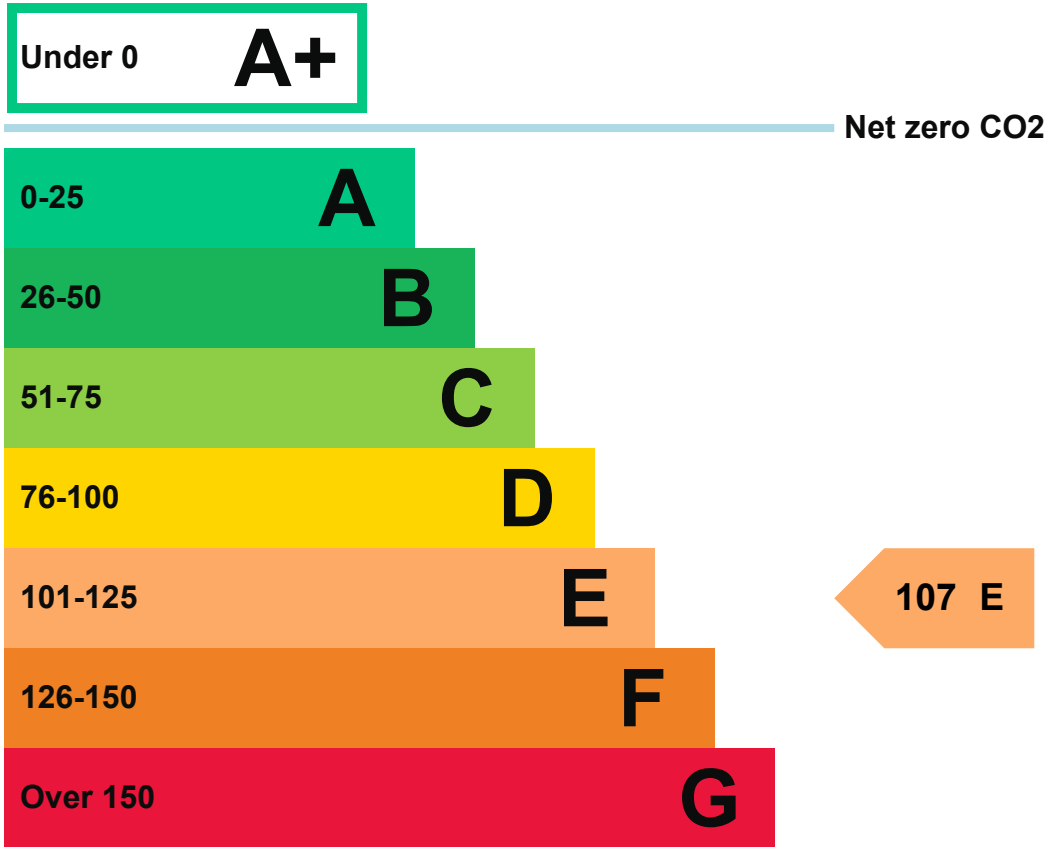
## Rules on letting this property

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 E.



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**

24 A

**If typical of the existing stock**

71 C

## Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation