

COMMERCIAL &
INDUSTRIAL
AGENTS

DEVELOPMENT &
MANAGEMENT
SURVEYORS



0800 083 3216

TO LET



**UNIT 3
CAMBRIAN BUSINESS PARK
QUEENS LANE
BROMFIELD INDUSTRIAL ESTATE
MOLD
FLINTSHIRE
CH7 1NJ**

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

LOCATION

The property is located on Cambrian Business Park on the Bromfield Industrial Estate on the outskirts of Mold. It is located in small courtyard of units used for varying types of business use.

DESCRIPTION

The property comprises of a first floor office in an industrial unit which has the benefit of a ground floor reception with door entry system together with a shared toilet facility

ACCOMMODATION

USE	SIZE (M²)	SIZE (SQ FT)
Open Plan Office Area	29.3	315
Store Room	2.23	24
TOTAL	31.53	339

RENT

We are seeking a rent of £3,500 per calendar month inclusive of rates, heating, lighting and power.

TERMS

Occupation by way of a twelve month licence.

VAT

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

VIEWING

Viewings are strictly by appointment with Guy Woodcock and Company.

Tel: 01244 817160

Email: guy@guywoodcock.com

DIRECTIONS

Travel along the A55. At Junction 33b take the exit onto the A494 / Mold Road towards Mold/ Yr Wyddgrug. Continue to follow the A494 until the roundabout. Take the first exit and stay on the A494. At the next roundabout take the fourth exit onto the A494. At the next roundabout take the fourth exit onto Queens Lane. The property will be identified on the right hand side with agents marketing board.



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