

TO LET

LegatOwen
CHARTERED SURVEYORS
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PRELIMINARY ANNOUNCEMENT

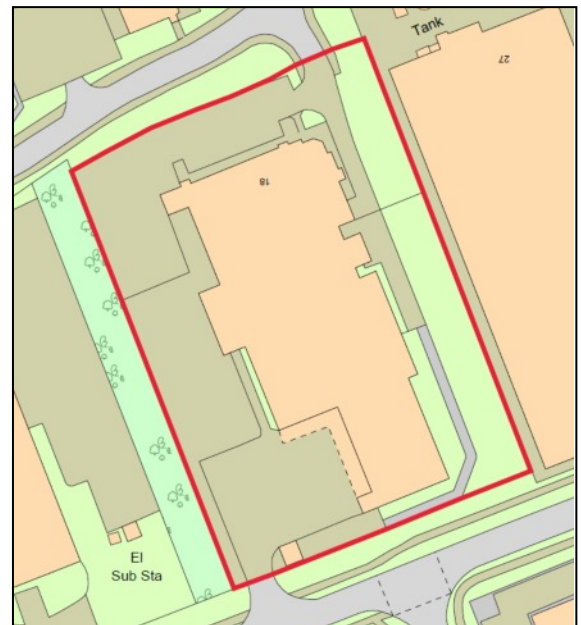


**Unit 18, Aber Park Industrial Estate,
Aber Road, Flint, CH6 5EX**

DETACHED MANUFACTURING FACILITY

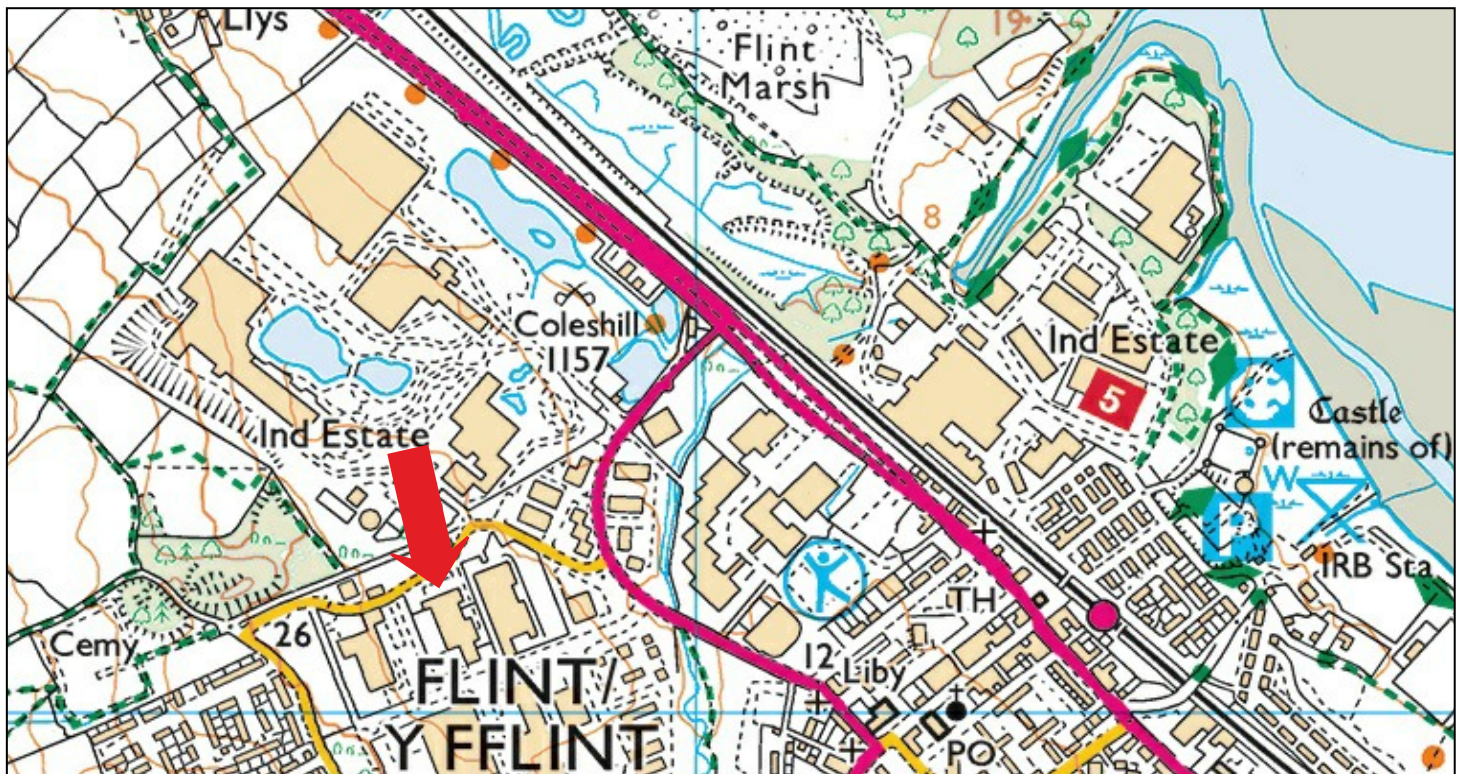
**42,264 SQ FT (3,926.45 SQ M)
ON A SITE OF 2.75 ACRES
(1.11 HECTARES)**

INCORPORATING HIGH/LOW CARE
MANUFACTURING
RACKED AMBIENT & FREEZER STORAGE



LOCATION

Flint is located on the North Wales coast approximately 30 miles west of Chester and 6 miles north of Mold. The A548 and A5119 converge at the town centre providing direct links to the A55 North Wales Expressway and the National Motorway Network via the M56 at Junction 16. Unit 18 is situated in the heart of Aber Park Industrial Estate.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

October, 18

SUBJECT TO CONTRACT