



## Unit 1, Mold Business Park Wrexham Road

Mold, CH7 1XP

Offers Around £220,000





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## Property Description

Reid & Roberts Estate Agents are delighted to bring to market Unit One, an exceptionally well-presented and versatile commercial unit set within a popular and well-maintained business park. This is an ideal unit in a fantastic location, perfectly suited for a variety of businesses looking to establish or expand their presence in the area. With excellent road links to Chester, North Wales, and the wider motorway network, this property offers both convenience and functionality. The unit benefits from full central heating, generous office space across two floors, modern facilities, and a substantial warehouse, making it a rare and valuable opportunity. A major highlight is the size of the warehouse space, along with the ample on-site parking, including four allocated spaces directly in front of the unit and two additional spaces within the shared car park.

In brief the accommodation comprises: Entrance Hallway, Disabled W.C, Front Office, Kitchen/Communal Area, W.C and Large Warehouse. To the first floor accommodation you will find: Three Good Sized Office Spaces. To the outside of the property you will find four allocated car park spaces, a communal car park and two further allocated car park spaces.

Unit One is a standout opportunity for businesses looking for a flexible, fully serviced space in a strategic location. Whether you're expanding, relocating, or launching a new venture, this property offers the infrastructure, space, and setting to support your success.

## Accommodation Comprises:

The property is accessed via a shared car park with six parking spaces in total (two allocated in the communal car park). A brick-paved pathway leads from the car park to the entrance porch, fitted with a courtesy light, and aluminium-framed double glazed front doors with frosted panels.

## Hallway

A welcoming hallway with tiled flooring, central ceiling light, double panel radiator, wall-mounted alarm panel, and access to all principal ground floor rooms.

## Office

A well-proportioned office space with two aluminium-framed, double-glazed windows to the front elevation, two double panel radiators, carpeted flooring, phone and electrical points, ceiling-mounted fluorescent lighting, and a smoke alarm.

## Disabled Toilet

Includes a low flush WC, wall-mounted wash hand basin, tiled flooring, single panel radiator, and a frosted aluminium-framed double-glazed window.

## Kitchen/Communal Space

Fitted with wood-effect wall and base units, complementary worktops, stainless steel sink and drainer with mixer tap, and under-counter fridge. The kitchen has vinyl flooring while the communal area is carpeted. Features include two ceiling-mounted fluorescent lights, smoke alarm, double panel radiator, and CCTV access. Two storage cupboards, one wrapping under the stairs, and another housing the Glow-worm wall-mounted gas boiler, gas and electric meters, and cabling for internet and CCTV systems.

## Warehouse

Undoubtedly one of the property's key features. This bright and open space is ideal for a wide range of commercial uses and benefits from three aluminium-framed opaque windows to the side and rear, a manual full-height roller shutter door with chain mechanism, ceiling lights, power points, an internal water tap, and a rear UPVC fire exit door. The warehouse is completed with a durable concrete floor and excellent internal height for storage or operational flexibility.

## First Floor Accommodation

### Landing

Carpeted landing area with two ceiling lights and access to three large offices.

### Office One

A spacious open-plan office with two UPVC double-glazed windows overlooking the rear elevation. Features include carpeted flooring, two ceiling lights, smoke alarm, double panel radiator, and ample electrical and phone points.

### Office Two

Double panel radiator, carpeted flooring, rear elevation window overlooking the warehouse, and plenty of plug and phone sockets. UPVC double-glazed window offers internal visibility into the warehouse.

### Office Three

Bright and spacious with two aluminium and UPVC double-glazed windows to the front elevation, two double panel radiators, carpeted flooring, two ceiling lights, smoke alarm, and multiple sockets.

Tel: 01352 700070

### Outside

To the front of the property you will find four allocated car parking space and space to the front of the warehouse access. There are also two further car parking spaces in the communal car park. To the side of the property you will find a mainly laid to lawn area with space for waste bins.

### Maintenance Fee's

£200 yearly maintenance fee for communal areas.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending

purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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