



# **BIG SPACE** **at Hawarden**

MANOR LANE, HAWARDEN, FLINTSHIRE

**STORAGE/DISTRIBUTION SPACE**  
up to 150,000 SQFT (13,935 SQM)  
with extensive external storage

**To Let On Flexible Terms**

**LOCATION**

The property is situated on Manor Lane, adjacent to Hawarden Business Park and Hawarden Airport. The site lies approximately 6 miles to the west of Chester and is accessed via the A5104. The A55(T) provides a dual carriageway link to within 2.5 miles of the site and in turn connects with the national motorway network, via the M53 and M56. Both Liverpool John Lennon and Manchester airports are within 40 minutes drive and the seaports of Mostyn, Holyhead and Liverpool are all within easy reach.



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**DESCRIPTION**

The scheme comprises three former aircraft hangars situated on a site of approximately 21 acres. Each hangar provides clear-span floors with access provided to gable elevations by substantial sliding doors. All units lie within self-contained sites, offering generous vehicle parking and the potential for additional external storage.

**ACCOMMODATION**

<b>Unit 1</b>	50,000 sqft	4,645 sqm
<b>Unit 2</b>	50,000 sqft	4,645 sqm
<b>Unit 3</b>	50,000 sqft	4,645 sqm
<b>Total</b>	<b>150,000 sqft</b>	<b>13,935 sqm</b>



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