

TO LET BY TENDER

**UNIT 1 DRURY LANE INDUSTRIAL ESTATE, DRURY,
FLINTSHIRE CH7 3DZ**



UNIT 1 Drury Lane Industrial Estate, Drury, Flintshire CH7 3DZ

SITUATION

The premises are situated on Drury Lane Industrial Estate in the village of Drury, approximately one and a half miles from the centre of Buckley.

The unit is part of a terrace of industrial units on the Industrial Estate.

DESCRIPTION OF ACCOMMODATION

A ground floor/mezzanine unit with a steel portal frame, brick elevations to the lower half and metal roof sheeting above.

The property has the benefit of a large car parking area to the front which is shared with the occupiers of the adjoining units. The property has not been occupied for some years.

Ground Floor: Warehouse kitchen storeroom and WC/wash/showers

Mezzanine Floor: Office and stores

Gross Internal Floor area: 4,715 sq. ft. (438 sqm) approximately.

LEASE

The premises are available for lease on a standard full repairing and insuring lease for such premises for a period of ten years (with a rent review after five years) or for a longer period, subject to Council approval.

RENT

Offers are invited in excess of £13,000 per annum exclusive, subject to a rent-free period of thirty-six (36) months to reflect the works that the tenant will need to fulfil to bring the unit into a useable condition.

ASSESSMENT FOR RATES £12,000 current Rateable Value.

PLANNING the premises are situated on an established industrial estate and has been vacant for some years. Applicants considering alternative uses must make their own direct enquiries to the Planning Department.

VIEWING: The property will be opened up to allow viewings on Wednesday 14th January 2026, from 12.30pm to 3.30pm. Due to the property having been empty for some time, viewing will be managed by Flintshire County Council's Valuation & Estates team who will be present at all times, and viewing will be limited to a restricted area of the unit due to the condition of the roof in some places.

FORM OF TENDER for lease of Unit 1 Drury Lane Industrial Estate, Drury, Flintshire CH7 3DZ

1. I/We

.....

Of

(Home Address).....

.....

Company Name and Address (if applicable).....

.....

Company Registration Number (if applicable)

hereby offer to lease from the owner, namely Flintshire County Council, the property known as Unit 1 Drury Lane Industrial Estate, Drury, Flintshire CH7 3DZ.

and in the event of the below offer being accepted, I/We agree to complete the lease of the property in accordance with the contract provided. Completion of the lease must happen on/before Tuesday 31st March 2026.

2. I/We offer the following rent (enter below) for the property:

Figures.....

Words.....

I/We understand that the County Council is not bound to accept the highest or any offer.

I/We agree that in addition to the above I/We will pay on completion of the lease, the professional fees of the County Council incurred in respect of the Legal costs, such costs being £2,500 and a disbursement charge in respect of the Local Search provided to me/us by the County Council.

3. Agreement

I/We agree that if the offer is accepted in accordance with the Conditions of Tender contained in this document, I/We will complete the lease in accordance with the contract provided to me/us.

4. Signed:

.....

Date:

.....

5. For and on behalf of:

Name:

.....

Address:

.....

Telephone:

.....

Email:

.....

6. Name and Address of Solicitors:

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7. Name and Address of Accountants:

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8. Name and address of Bank or Financial Institution from whom a reference can be requested:

Name:

Address:

.....
.....

Account No:

9. Nature of business to be conducted :

.....
.....

Has the Planning position been checked?

.....

10. (a) Have you or any of the present or proposed partners/directors ever been adjudged **BANKRUPT?** YES/NO

If YES, if the bankruptcy has been discharged or if the Court has given leave to carry on business or take part in the management of a limited company, please provide copy documents and list below.

.....

Have you or your partners ever taken part in an **IVA?** If so, please give details

.....

(b) Have you or any of the present or proposed partners/directors ever been a director, partner or shareholder in a firm which has gone into **Voluntary Or Compulsory Liquidation Or Receivership?** YES/NO

If YES, please give details including the name of the firm and date.

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11. Is the proposed business (please tick one):

- (a) A new business?
- (b) An existing business expanding?
- (c) An existing business relocating?
- (d) OTHER: Please state:

.....

12. How many people will you employ at the premises, including owners/partners?

.....

13. If you are already in business, please give the **names, addresses and telephone numbers** of two trade references:

1..... Telephone

2 Telephone

14. If you are in business, please give the name and address of your current Landlord or previous Landlord: (Please note that your Landlord will be approached for a reference unless we are requested by you not to).

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15. Details of any special adaptations required to the building structure or its services that you will need for your intended use:

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16. Please give details of any process which would be likely to cause **smells, noise, vibrations, pollution, excessive floor loading or fire hazard**:

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17. Are you related to any elected Member or employee of the County Council?
YES/NO. If YES, please give details.

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18. Other information that you consider may be relevant to your tender:

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.....

19. I agree to any appropriate liaison between Departments of Flintshire County Council necessary to the consideration of this application in addition to a Credit Report being applied for.

Signed:

.....

for and on behalf of

.....

Date.....

RETURN TO: Valuation and Estates Service, Flintshire County Council, Tŷ Dewi Sant, St. Davids Park, Ewloe, CH5 3FF.

TENDER GUIDANCE NOTES:

- A. Offers in which any attempt is made to qualify the amount being offered (i.e. escalating offers) will not be considered.
- B. This form of offer, duly completed, to be returned in the envelope provided to the address above no later than **1200 hours on Friday 30th January 2026**.

Your envelope should be clearly marked in the top left-hand corner 'UNIT 1 DRURY LANE INDUSTRIAL ESTATE – CONFIDENTIAL'

Tenders can be delivered by hand or by post. If posting, please leave plenty of time for postage/recorded delivery.

IMPORTANT Please read carefully before submitting your tender.

- C. If your tender is accepted by the County Council. IF YOU DO NOT UNDERSTAND ANYTHING IN THEM, YOU ARE RECOMMENDED TO SEEK ADVICE FROM YOUR SOLICITOR BEFORE YOU SIGN THE TENDER FORM.

- D. Whilst every care has been taken by the County Council and its officers and agents in preparing the Contract documentation, it is your responsibility to inspect the site to ascertain if the property is suitable for the use for which you intend to lease the property and to make your own enquiries with the PLANNING OFFICER of the COUNCIL and/or with the suppliers of PUBLIC SERVICES for water, drainage, gas, electricity and

telephone, to ascertain if your intended use of the property can be undertaken or if any pipes, cables or drains exist which would interfere with your proposed use or whether any of the services are not available.

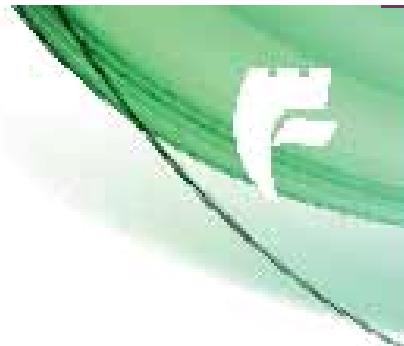
5. Any alteration to the form, or a qualified or conditional offer, may disqualify your offer from consideration.

6. The County Council is not obliged to accept the highest or any offer received.

7. All offers will be opened at the Council offices. The County Council will endeavour to notify the successful tenderer (if any) of acceptance of such person's offer as soon as possible.

8. The successful bidder will be required to provide Anti Money Laundering information within 24 hours of a request being made by the Agent. The Agent will undertake electronic Anti-money laundering checks using this information.

9. No warranty express or implied is given by the County Council as to the state and condition of the Unit.



Privacy Notice

Your data will be processed by Flintshire County Council only for the specific purposes of;

- *To process your property building / land application*
- *Property Transactions e.g. Lease/Licence/Acquisition/Disposal/Easement /Wayleave*
- *To share with other Flintshire County Council departments, Agents, Consultants or Contractors as instructed in order to process your request.*

Processing is necessary for the performance of a contract to which the data subject is party or in order to take steps at the request of the data subject prior to entering into a contract. Flintshire County Council Valuation and Estates will retain your information

for a period of up to 15 years. If the contract proceeds this will be 15 years from the expiry date of the contract.

If you feel that Flintshire County Council have mishandled your personal data at any time you can make a complaint to the Information Commissioners Office by visiting their website or by calling their helpline on 0303 123 1113.

For further information about how Flintshire County Council processes personal data and your rights please see our privacy notice on our website -

<http://www.flintshire.gov.uk/en/Resident/Contact-Us/Privacy-Notice.aspx>

Flintshire County Council may seek verification of any of the information supplied. If any of this information is found to be false, misleading or missing, this may result in the Authority deciding not to proceed further.

