

**FOR SALE**

**INDUSTRIAL INVESTMENT**

# **UNIT 108**

TENTH AVENUE, **ZONE 3**

**48,454 sq ft (4,501 sq m)**  
Detached Industrial Facility  
on **2.25 acres**

DEESIDE INDUSTRIAL PARK,  
DEESIDE, **CH5 2UA**



**COMTEK**  
Network Systems (UK) Ltd

**LITTLER**  
& ASSOCIATES

**LegatOwen**  
INVESTMENT

## INVESTMENT SUMMARY

- Modern detached industrial facility
- Extending to 48,454 sq ft (4,501 sq m)
- Site area 2.25 acres (0.91 Hectares), 49% site cover
- Fully let to Comtek Network Systems (UK) Limited
- Lease expiry 11th December 2029
- Rent passing £272,500 per annum (£5.62 p.s.f)
- Freehold
- Offers sought in the region of £4,400,000 (£90.81 p.s.f)
- Tenant has been in occupation over 30 years
- Asset Management opportunity, low passing rent and potential lease restructure

## PROPOSAL

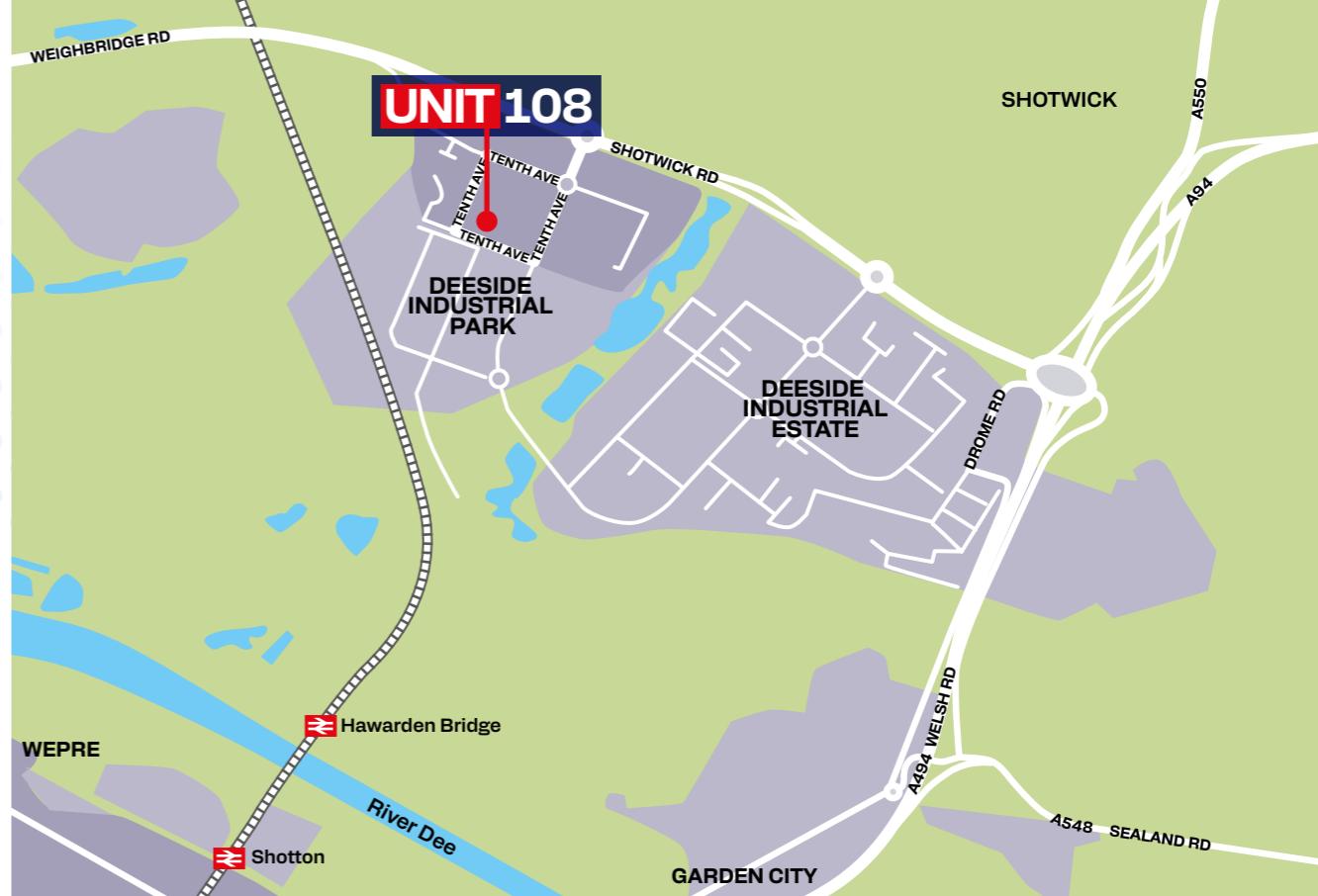
Offers in the region of **£4,400,000 (four million, four hundred thousand pounds)**, subject to contract and exclusive of VAT.

A purchase at this level reflects a **net initial yield of 5.81%** (assuming purchasers costs of 6.56%) reflecting a capital value of **£90.81 p.s.f.**



# LOCATION

DEESIDE INDUSTRIAL PARK IS SITUATED IN FLINTSHIRE, NORTH EAST WALES ON THE ENGLISH/WELSH BORDER. THE PARK IS ONE OF THE PRINCIPAL INDUSTRIAL LOCATIONS WITHIN THE WIDER NORTH WEST REGION AND COMPRISES OVER 5,000,000 SQ FT OF INDUSTRIAL AND WAREHOUSE ACCOMMODATION.



## Drive Times

A550 Expressway	3 mins	1.5 miles
M53	12 mins	7 miles
Hawarden Airport	13 mins	6 miles
Chester	16 mins	7.5 miles
Ellesmere Port	16 mins	7.6 miles
M6	27 mins	25 miles
Liverpool	34 mins	16 miles
Liverpool John Lennon Airport	35 mins	26 miles
Crewe	57 mins	47.5 miles
Manchester	52 mins	42 miles



M6  
Junction 16  
**5 mins  
(3.5 miles)**



Manchester  
Airport  
**33 mins  
(31 miles)**



Port of  
Liverpool  
**36 mins  
(16.2 miles)**

## SITUATION

DEESIDE INDUSTRIAL PARK HAS ATTRACTED OCCUPIERS FROM BOTH THE MANUFACTURING AND LOGISTICS SECTORS AND HAS DEVELOPED SPECIALISMS IN ADVANCED MANUFACTURING, AEROSPACE, PHARMACEUTICALS, PAPER, PACKAGING AND FOOD PRODUCTION.



## DESCRIPTION

The property comprises a detached industrial facility extended in 2016 and benefits from:



Portal Frame construction



2-storey Office/Staff Facilities



Profile Metal Sheet Cladding



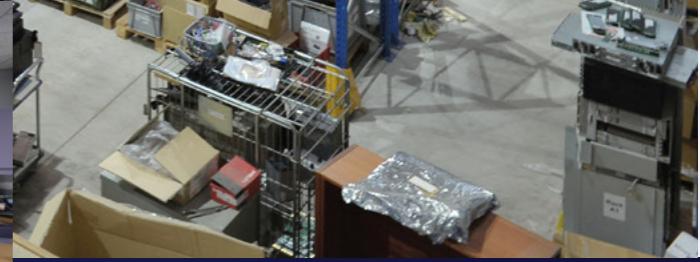
Dedicated Car Parking



Self-contained Site



3 Loading Doors



## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sq m	GIA sq ft
<b>Main unit</b>		
Ground Floor Office	158	1,700
First Office	158	1,700
Warehouse	1,142	12,296
Link	49	532
<b>Unit Total</b>	<b>1,507</b>	<b>16,228</b>
<b>Warehouse A</b>		
Ground Floor Office	380	4,091
Warehouse	947	10,194
Mezzanine	380	4,091
<b>Unit Total</b>	<b>1,707</b>	<b>18,376</b>
<b>Warehouse B</b>		
Warehouse	1,287	13,850
<b>Unit Total</b>	<b>1,287</b>	<b>13,850</b>
<b>TOTAL GIA</b>	<b>4,501</b>	<b>48,454</b>

## Site Area

**0.91 Hectares / 2.25 Acres**

Eaves Height 5.6m- 6m

## Tenure

The property is available freehold under title WA834988.



## TENANCY

The entire property is let on a lease due to expire 11th December 2029.

December 2024 rent review has been agreed to a rent passing of £272,500 annum (£5.62 p.s.f.).

### Covenant



COMTEK NETWORK SYSTEMS (UK) LIMITED  
Co. No. 05929974

[www.comtek.co.uk](http://www.comtek.co.uk)

Comtek are the UK's fastest growing multi-vendor IT and telecoms repair service that is committed to extending the life of legacy IT and telecoms equipment.

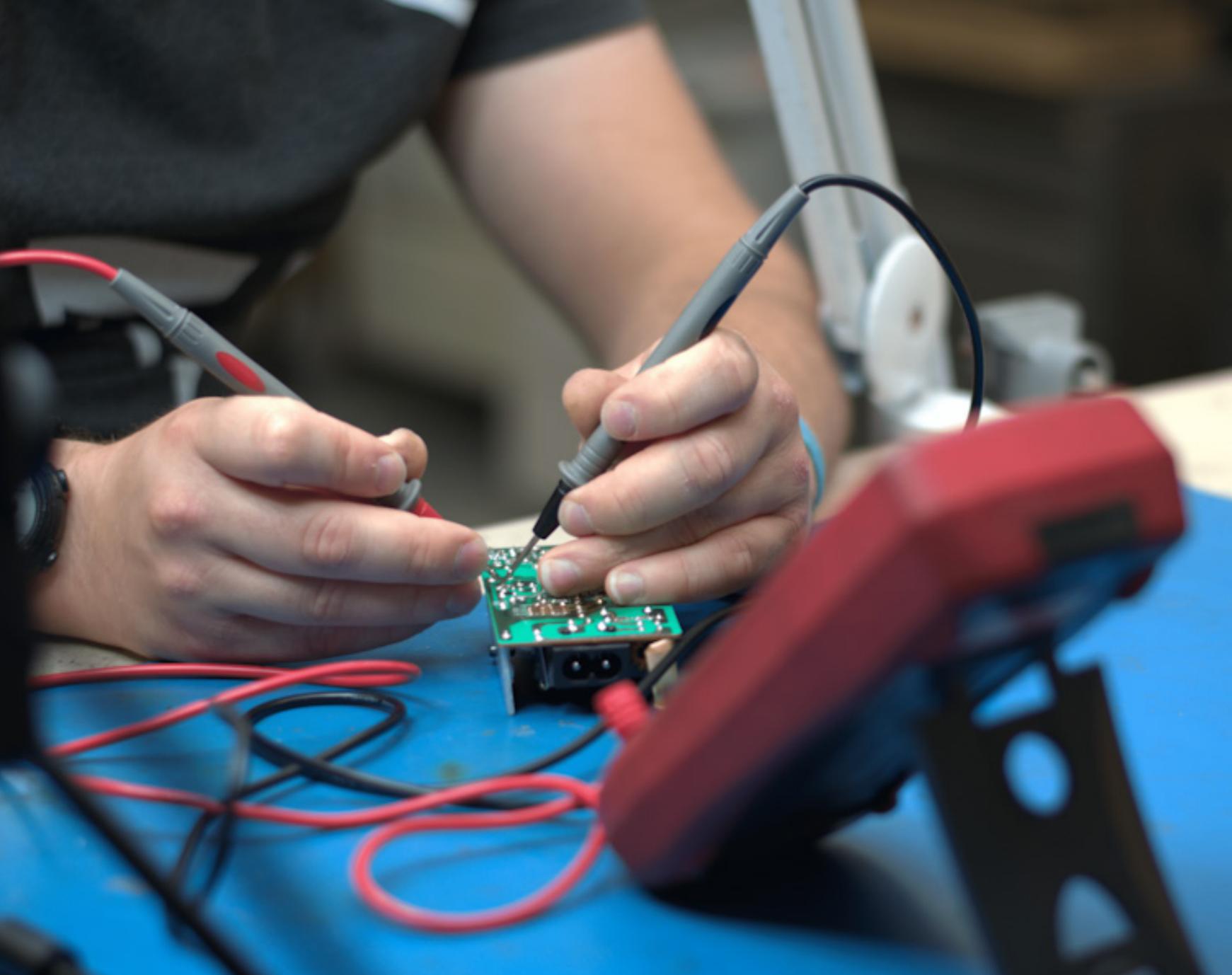
Part of Comtek Group, founded in 1989 the company operates in the UK, across Europe and the USA.

As at December 2025 Comtek Network Systems (UK) Ltd have an Experian Score of 80 (Below Average Risk) and D&B Rating 2A2 with a Tangible Net Worth of £5,226,826 in their 2024 accounts.

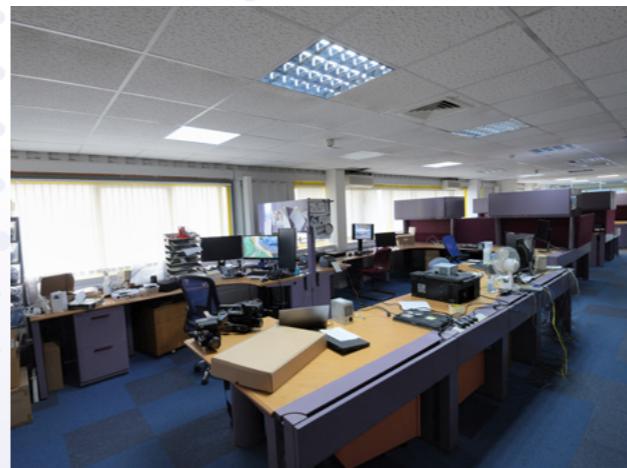
### Market Commentary

The Deeside industrial market has remained strong after seeing sustained growth over the past few years. Recent investment has seen developments by Threadneedle, Marshall CPD and FI Real Estate totaling 365,000 sq ft with headline rents pushing £9.00 p.s.f.

Flintshire has recently announced its Investment Zone status continuing its positive market presence in the advanced manufacturing sector.



## GALLERY



# UNIT 108

TENTH AVENUE, ZONE 3



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Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2025. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

## FURTHER INFORMATION

### Energy Performance Certificate

The property has an EPC rating of C.

### Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

### Legal Costs

Each party is responsible for their own legal costs.

### VAT

The property is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern (TOGC).

### Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Contact

For further information or to arrange an inspection, please contact:

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**legatOwen**

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