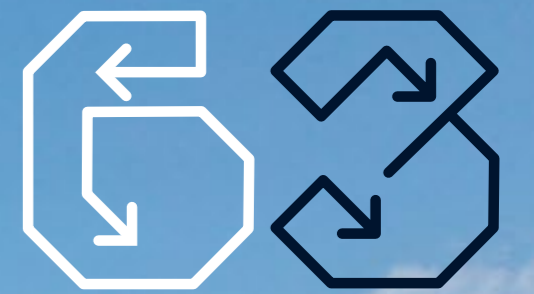


TO LET NEW BUILD INDUSTRIAL / WAREHOUSE UNIT 63,152 SQ FT

DEESIDE



ZONE 2
CH5 2NU

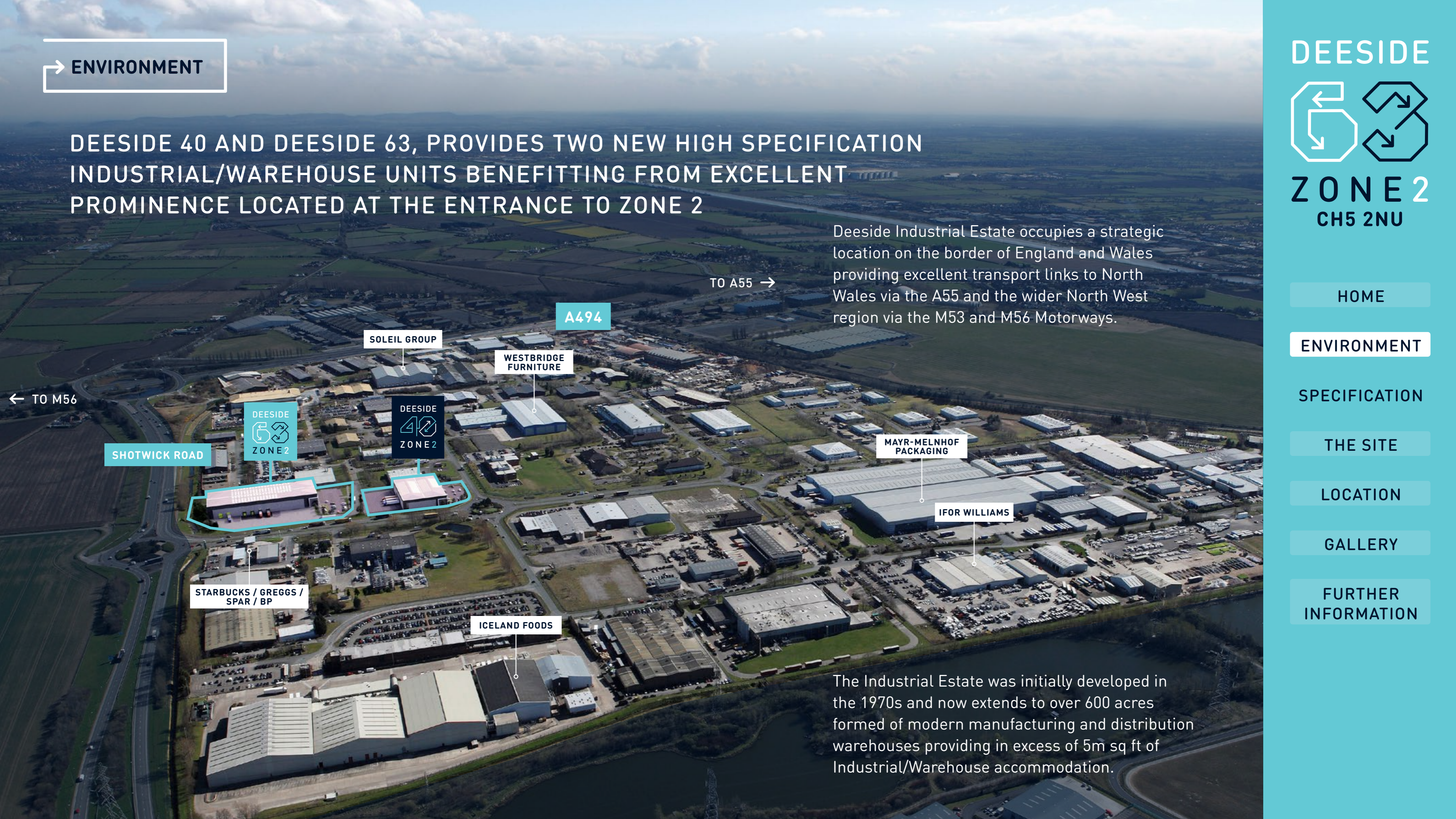


- High Profile site at entrance to Zone 2
- Available for immediate occupation
- High quality specification
- BREEAM "Excellent"
- EPC A Rating
- Net Carbon Zero

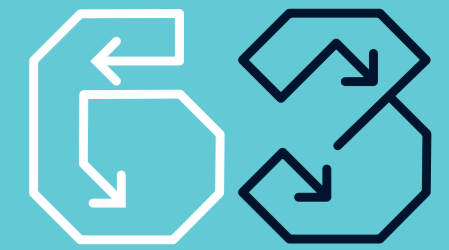
→ ENVIRONMENT

DEESIDE 40 AND DEESIDE 63, PROVIDES TWO NEW HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE UNITS BENEFITTING FROM EXCELLENT PROMINENCE LOCATED AT THE ENTRANCE TO ZONE 2

Deeside Industrial Estate occupies a strategic location on the border of England and Wales providing excellent transport links to North Wales via the A55 and the wider North West region via the M53 and M56 Motorways.



DEESIDE



ZONE 2
CH5 2NU

HOME

ENVIRONMENT

SPECIFICATION

THE SITE

LOCATION

GALLERY

FURTHER INFORMATION

TO A55 →

← TO M56

A494

SOLEIL GROUP

WESTBRIDGE FURNITURE

DEESIDE ZONE 2

DEESIDE 40 ZONE 2

SHOTWICK ROAD

MAYR-MELNHOF PACKAGING

IFOR WILLIAMS

STARBUCKS / GREGGS / SPAR / BP

ICELAND FOODS

The Industrial Estate was initially developed in the 1970s and now extends to over 600 acres formed of modern manufacturing and distribution warehouses providing in excess of 5m sq ft of Industrial/Warehouse accommodation.

→ SPECIFICATION

4 Dock doors and 2 level access loading

EPC Rating - A
BREEAM "Excellent"
Net Carbon Zero

Office / amenity block

Steel portal frame

Secure, self-contained yards

10% roof lights

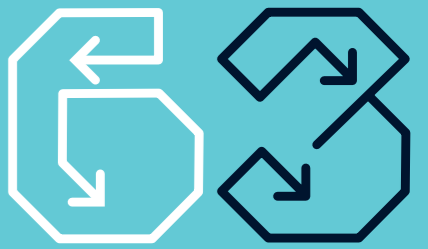
50Kn floor loading

45M 45m yard depth

12m to underside of haunch

440kva

DEESIDE



ZONE 2
CH5 2NU

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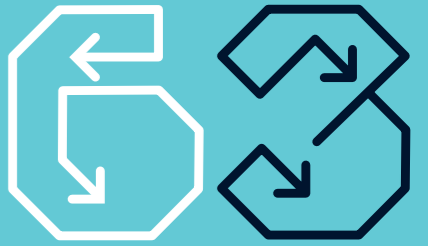
LOCATION

GALLERY

FURTHER INFORMATION

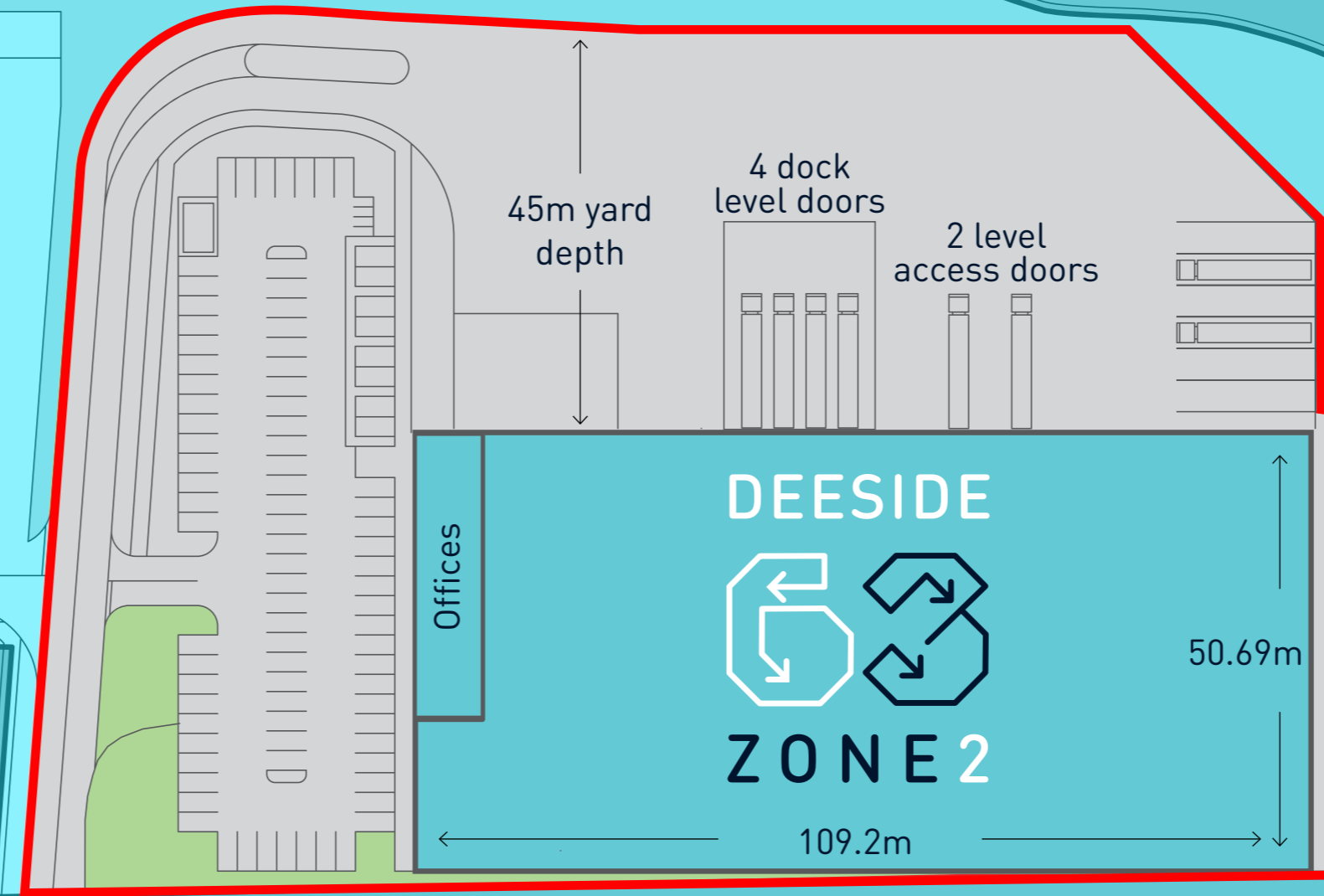
→ THE SITE

DEESIDE



ZONE 2
CH5 2NU

PARKWAY



HOME

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FURTHER INFORMATION



ACCOMMODATION

AREA	SQ M	SQ FT
Ground floor	5,575.18	60,010.74
First floor	291.86	3,141.55
Total	5,867.04	63,152.29

Site extends to
3.55 acres

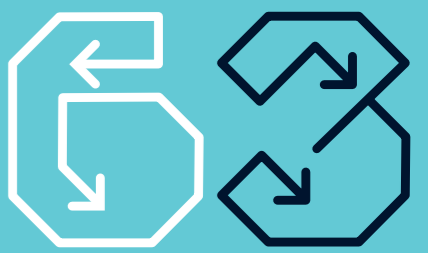
→ LOCATION

DEESIDE INDUSTRIAL ESTATE HAS ESTABLISHED ITSELF AS ONE OF THE NORTH WEST'S PRIME INDUSTRIAL LOCATIONS.

Located on the border of both England and Wales it is extremely well connected to serve the North West providing direct links to the A55, M53 and M56 serving, Manchester (42miles), Liverpool (17 miles) & Holyhead (80 miles).



DEESIDE



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 BY ROAD

Directly adjacent to the A550 Expressway, it is four miles by uninterrupted dual carriageway to Junction 16 of the M56 and the country's motorway network. Completion of the Third Dee Crossing has improved access to Flint, Prestatyn and the North Wales coastline.

 BY AIR

Both Manchester International and Liverpool airports are within 40 minutes drive of the Park. Executive flights and cargo handling facilities are available at Hawarden Airport within 3 miles of the Park.

 BY SEA

The Port of Liverpool is within easy reach of the Park and is complemented by further facilities at Ellesmere Port and Birkenhead. The Ports of Mostyn and Holyhead accessible via A55

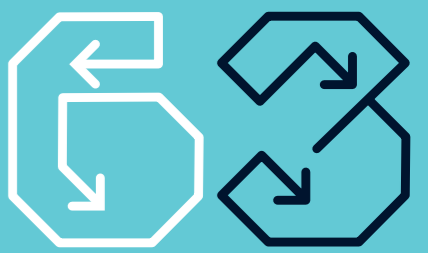
 BY RAIL

10 miles from Chester which has frequent inter-city services to London Euston (2.5 hours). Rail freight facilities are also available at Liverpool and Crewe where the Euro Freight Line terminal offers a direct link to mainland Europe.

→ GALLERY



DEESIDE



ZONE 2
CH5 2NU

HOME

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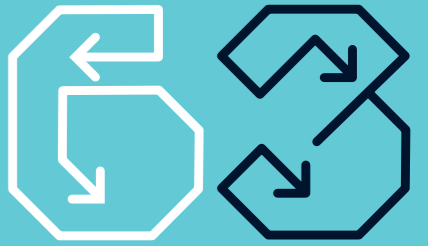
GALLERY

FURTHER
INFORMATION

→ GALLERY



DEESIDE



ZONE 2
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HOME

ENVIRONMENT

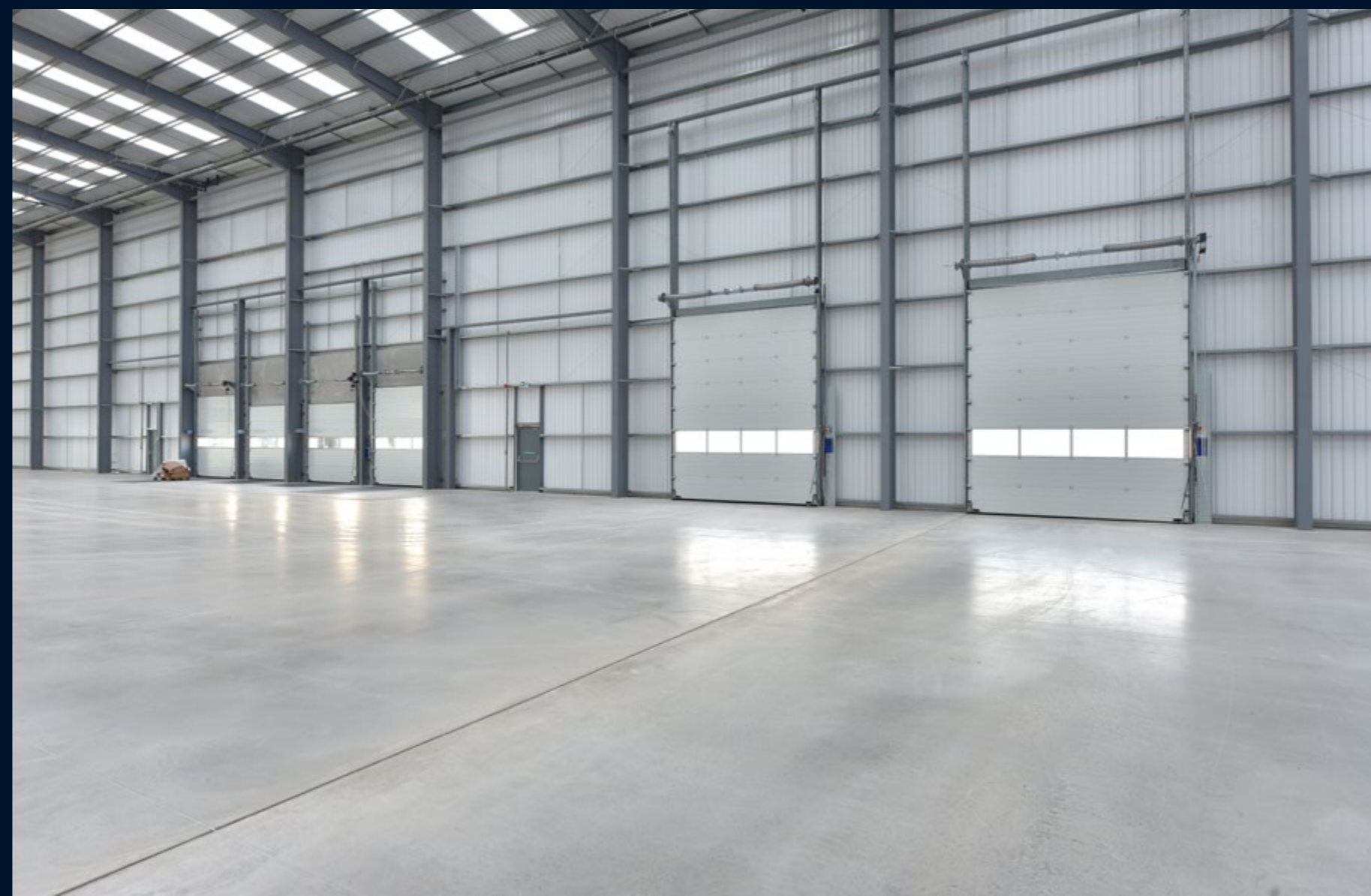
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CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

We recommend you obtain professional advice if you are not represented.

TERMS

Available on a Leasehold basis, on terms to be agreed.

LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

ESG

The building is forecasted BREEAM Excellent with an energy performance rating of A and built to Net Carbon Zero.

CONTACT

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