

TO LET NEW BUILD INDUSTRIAL / WAREHOUSE UNIT 39,728 SQ FT

DEESIDE
40
ZONE 2
CH5 2NU



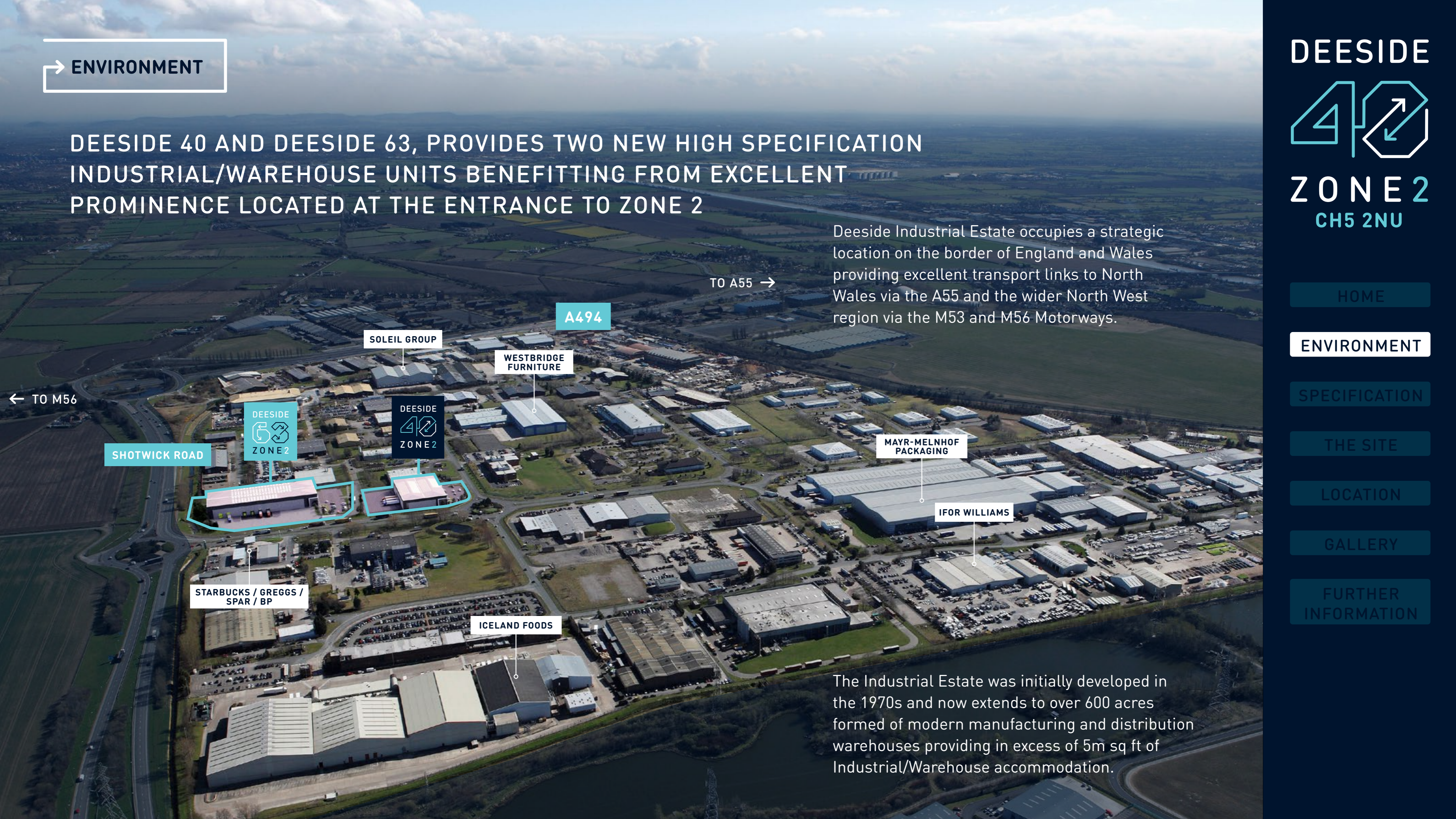
- High Profile site at entrance to Zone 2
- Available for immediate occupation
- High quality specification
- BREEM "Excellent"
- EPC A Rating
- Net Carbon Zero

→ 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

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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.



TO A55 →

← TO M56

A494

SHOTWICK ROAD

DEESIDE
40
ZONE 2

DEESIDE
63
ZONE 2

SOLEIL GROUP

WESTBRIDGE
FURNITURE

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.

HOME

ENVIRONMENT

SPECIFICATION

THE SITE

LOCATION

GALLERY

FURTHER INFORMATION



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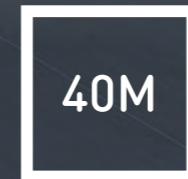
EPC Rating - A
BREEAM "Excellent"
Net Carbon Zero



Steel portal
frame



10% roof
lights



40m
yard depth



291kva



2 Dock doors and 2
level access loading



Office / amenity
block



Secure,
self-contained yards



50Kn
floor loading



10m to underside
of haunch

→ THE SITE

DEESIDE



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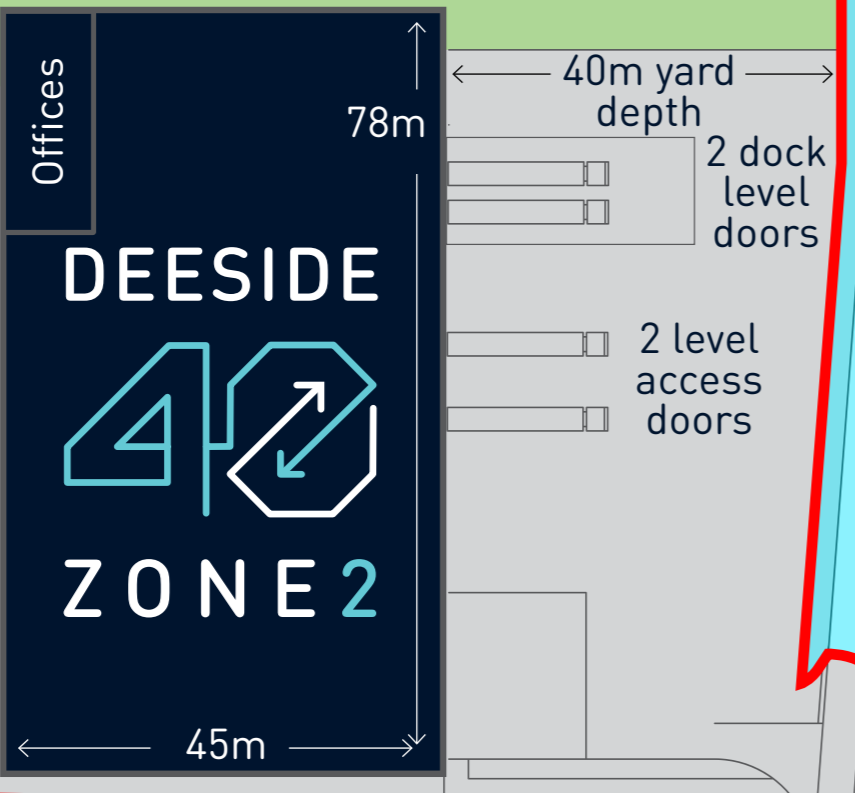
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PARKWAY



ACCOMMODATION

AREA	SQ M	SQ FT
Ground floor	3,514.61	37,830.95
First floor	176.2	1,897.14
Total	3,690.86	39,728.09

Site extends to
2.09 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).



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- ENVIRONMENT
- SPECIFICATION
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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



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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

For viewings and further information, please contact the joint agents.

Mark Diaper
markdiaper@legatowen.co.uk
01244 408236
07734 711409

Alex Perratt
alex@b8re.com
01925 320 520
07951 277612

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

B8
01925 320 520
www.b8re.com

WWW.ZONE2DEESIDE.COM

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