

UNIT 2
**TENTH
AVENUE**

ZONE 3, DEESIDE, CH5 2UA

TO LET

DETACHED WAREHOUSE / MANUFACTURING FACILITY

90,315 SQFT (8,390 SQM)

On a site of 4.34 acres



DESCRIPTION

The property comprises of a modern high bay industrial unit and benefits from:



Steel portal frame construction



Profiled insulated steel sheet cladding



Eaves height 12.5 m



Floor loading 50KN sqm



3 drive in doors. 4 dock level loading doors (with the potential for installation of additional doors)



Dedicated service yard



Separate staff car park



Fully secure site



Flexible office/amenity space



Potential wide aisle racking available of c.10,000 pallet spaces



ACCOMMODATION

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

Unit area	GIA sq m	GIA sq ft
Warehouse / Production	7,919.98	85,250
Office / Amenities	470.55	5,065
TOTAL	8,390.53	90,315
SITE AREA	1.76 hectares / 4.34 acres	

LOCATION

Deeside Industrial Park is situated in the County of Flintshire in North East Wales. The Park lies immediately to the west of the A494 which offers a dual carriageway link to junction 16 of the M56, 2 miles to the north east. The A494 also connects with the A55 which provides a dual carriageway route across North Wales to the Port of Holyhead and Ireland to the west. Deeside Industrial Park lies approximately 8 miles from Chester, 24 miles from Liverpool and 43 miles from Manchester.



DRIVE TIMES

M56	6 mins	4.5 miles
M53	11 mins	7 miles
Chester	15 mins	7.8 miles
Liverpool Airport	32 mins	25.9 miles
M6	28 mins	26 miles

LOCATION

SAT NAV
CH5 2UA



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 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 AIR

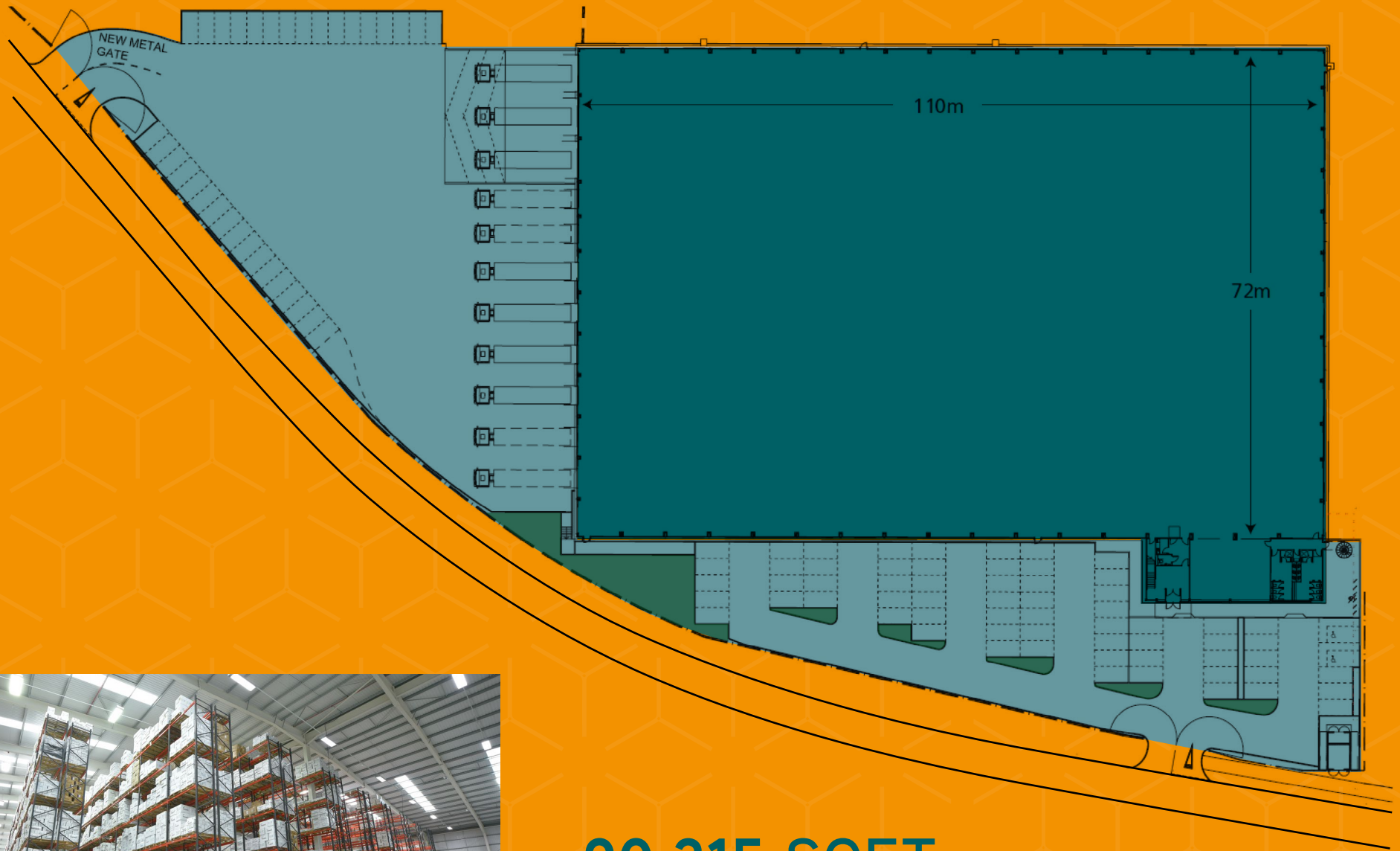
Both Manchester International and Liverpool airports are within 40 minutes drive of the Park. Executive flights and cargo handling facilities are available at Hawarden Airport within 3 miles of the Park.



BY 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.

Potential
Additional
Loading



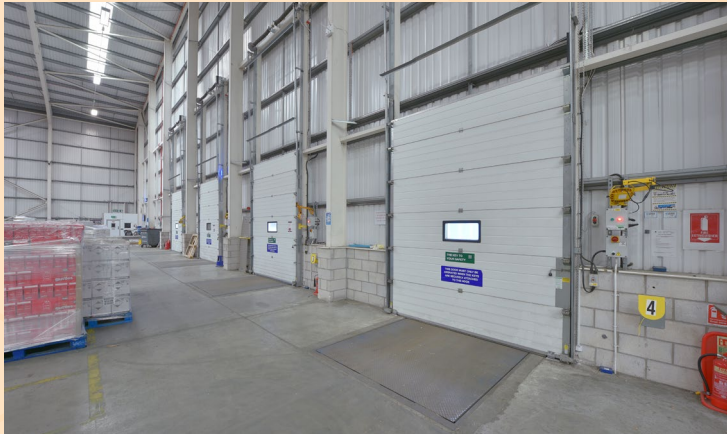
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| THE SITE

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TERMS

The property is available leasehold on a lease term to be agreed.

RENT

On application with the joint agents.

BUSINESS RATES

The property has a Rateable Value of £392,500.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

CODE FOR LEASING 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.

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 viewings and further information, please contact the joint agents.

Matt Pochin

T 07831 445 009

E mattpochin@legatowen.co.uk

Jack Weatherilt

T 07920 468 487

E jack.weatherilt@dtre.com

Mark Diaper

T 07734 711 409

E markdiaper@legatowen.co.uk

Andrew Lynn

T 07795 107 469

E andrew.lynn@dtre.com

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

DTRE
0161 549 9760
www.dtre.com