

TO LET NEW BUILD INDUSTRIAL / WAREHOUSE UNIT

39,728 SQ FT

DEESIDE
42
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



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.

HOME

ENVIRONMENT

SPECIFICATION

THE SITE

LOCATION

GALLERY

FURTHER INFORMATION



TO A55 →

A494

SOLEIL GROUP

WESTBRIDGE
FURNITURE

DEESIDE
40
ZONE 2

DEESIDE
63
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.

← TO M56



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 EPC Rating - A+
BREEAM "Excellent"
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 Steel portal
frame

 10% roof
lights

 40M
40m
yard depth

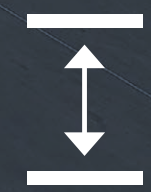
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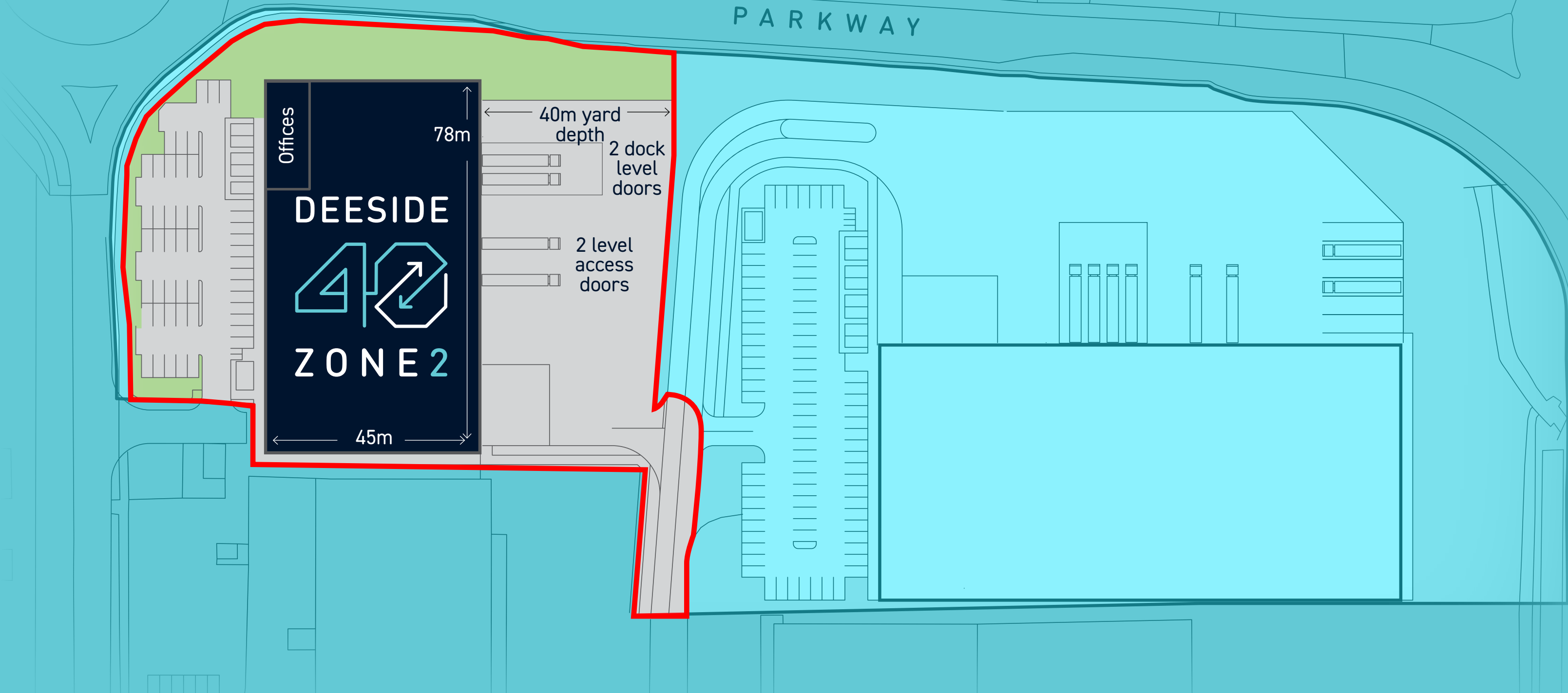
 2 Dock doors and 2
level access loading

 Office / amenity
block

 Secure,
self-contained yards

 50kn
50Kn
floor loading

 10m to underside
of haunch



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).



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.

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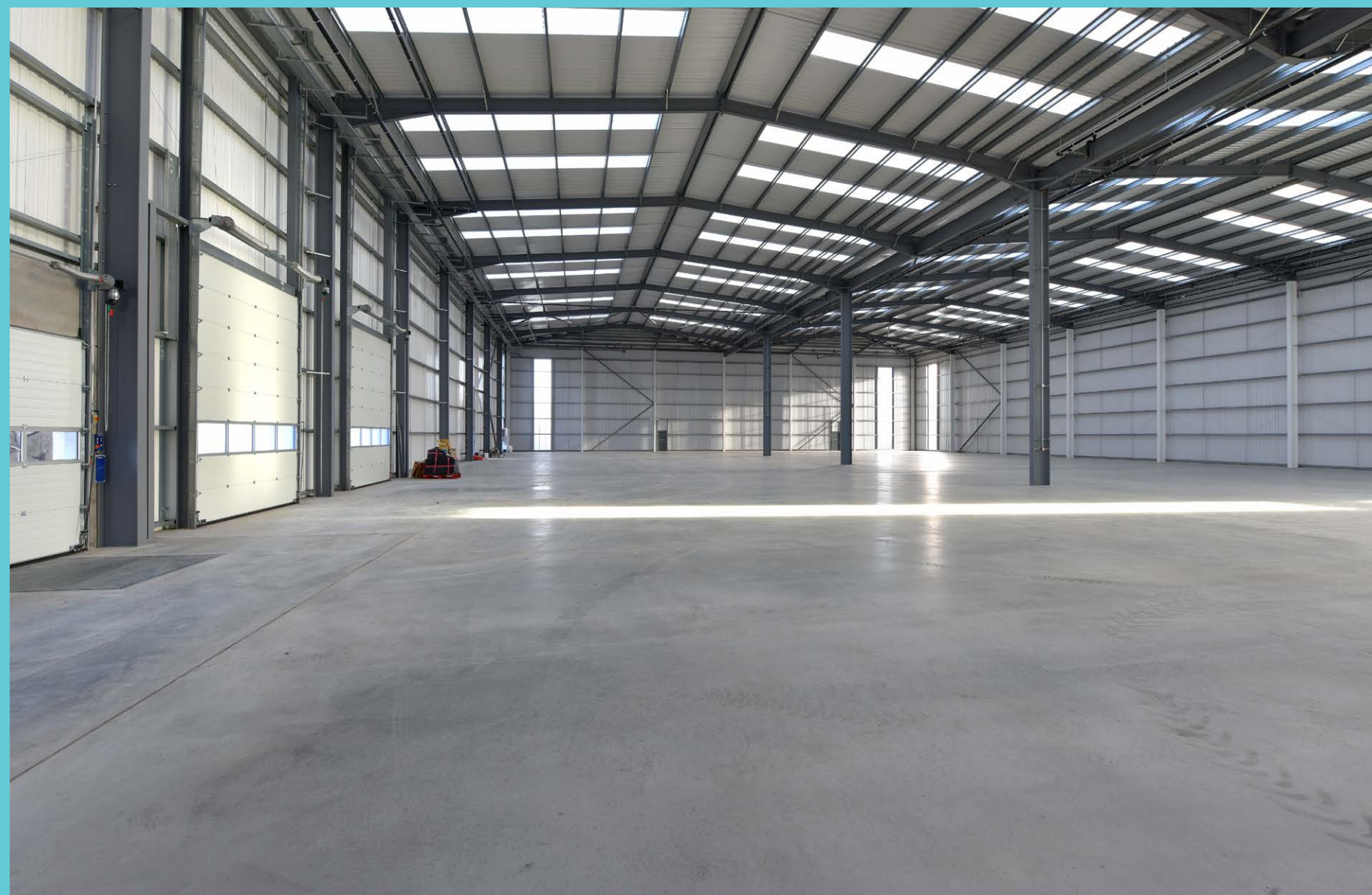
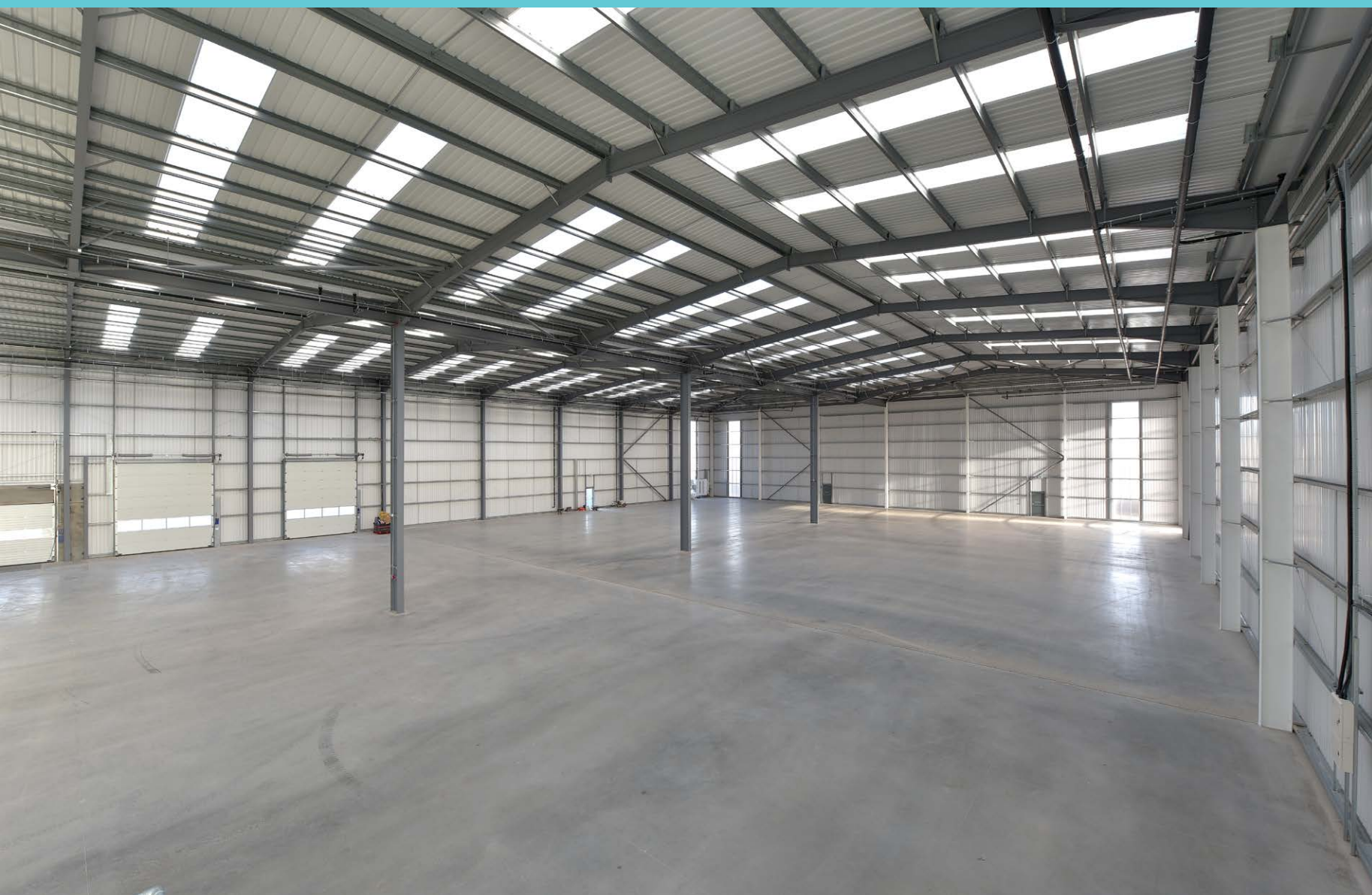
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CODE FOR LEASE BUSINESS PREMISES

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 BREEAM Excellent with an energy performance rating of A+ and built to Net Carbon Zero.

VIEWINGS/ FURTHER INFORMATION

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