

A DEVELOPMENT BY

MARSHALL

PLOT B STEALTH 525

@ AIRFIELDS @ CH5 2RD

- > Detailed planing secured
- > High quality crossed docked facility

WELSH ROAD / NORTHERN GATEWAY / DEESIDE

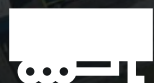


STEALTH 525

@AIRFIELDS @CH5 2RD

NEW HIGH SPEC INDUSTRIAL / DISTRIBUTION UNIT

525,700 sq ft
(48,839 sq m)



115
Trailer bays



80
Dock loading doors



50M
Yard depth to
3 elevations



18M
Minimum eaves to
underside of haunch



Minimum BREEAM
rating - very good



27,000 SQ FT
Office / Amenity block



400
Dedicated
parking spaces

Image for illustrative purposes only



> OVERVIEW

	SQ FT	SQ M
Warehouse Unit	493,000	45,801
3 Storey Offices	27,000	2,508
Transport Amenity Block North Elevation	2,850	265
Transport Amenity Block South Elevation	2,850	265
Gross Internal Area	525,700	48,839



Image for illustrative purposes only



> SPECIFICATION

The building will be constructed to a broad specification as follows:



Provision for **VMU**



Cross Docked Loading



Import/Amenity Block
to each loading elevation



18M

Minimum eaves to
underside of haunch



115

Trailer bays



Fully enclosed and
self-contained site



Fully fitted offices



400

Dedicated parking spaces



Minimum BREEAM
rating - Excellent



80

Dock loading doors



1x dock level loading to
typically **10,000 sq ft**



50KN/M²

Minimum floor loading



27,000 SQ FT
Office/Amenity Block



50M

Yard Depth to 3 elevations



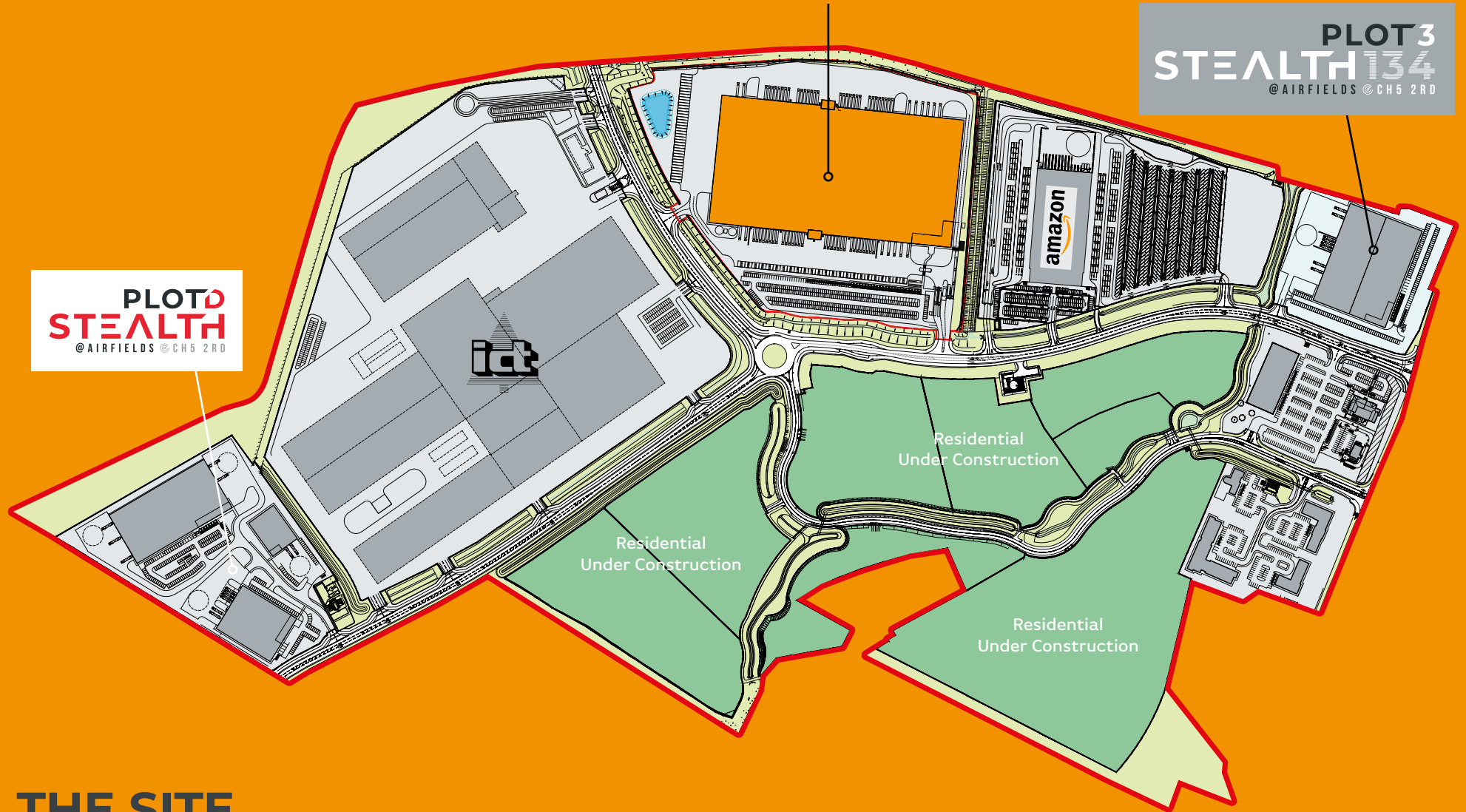
Dedicated
security hut

STEALTH525

@AIRFIELDS @CH5 2RD

PLOT 3
STEALTH134
@AIRFIELDS @CH5 2RD

PLOT 0
STEALTH
@AIRFIELDS @CH5 2RD



> THE SITE

Located at the heart the Deeside Enterprise Zone, the Airfields extends to 140 acres, with the benefit of outline planning permission for B2/B8 and commercial/roadside uses.

The site has been master-planned utilising the best design principles to create a sustainable business community and can accommodate industrial occupiers in units from 50,000 sq ft up to 550,000 sq ft.

This is unique both in the context of North Wales and the adjacent North West region of England. The site will also support over 10 acres of roadside, automotive, retail and leisure uses.

> THE AREA

The site provides access to Junction 16 of the M56, 2 miles to the east, via the recently improved A494 link road which in turn links to the regional motorway network and into North Wales by connecting to the A55 2 miles to the south west.



**PLOT 2
STEALTH**
@AIRFIELD.S @CH5 2RD

STEALTH 525
@AIRFIELDS @CH5 2RD

Chester
Millennium
Greenway

amazon

**PLOT 3
STEALTH 134**
@AIRFIELDS @CH5 2RD

Deeside Industrial Estate

B5441

A494

M56
~3miles

Wales

LOCATION >

WELSH ROAD / NORTHERN GATEWAY / DEESIDE CH5 2RD

> LOCATION

Located strategically at Deeside, North Wales, adjacent to the border with England. This prime gateway site provides immediate access to Junction 16 of the M56, which in turn provides rapid access to the North West's comprehensive regional and national motorway network.



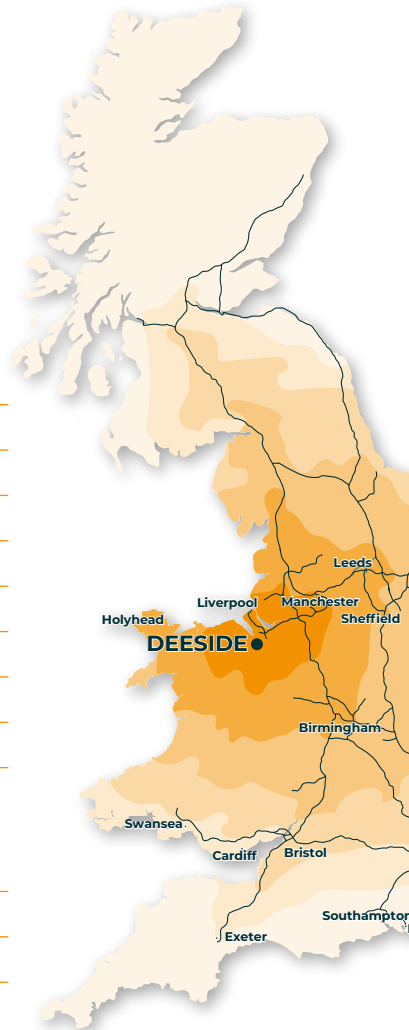
Chester	6 miles	15 mins
Ellesmere Port	8 miles	18 mins
Liverpool	16 miles	33 mins
Junction 20, M6	24 miles	28 mins
Manchester	43 miles	58 mins
Leeds	85 miles	1hr 40 mins
Birmingham	98 miles	1hr 55 mins
London	220 miles	4 hrs



Port of Mostyn	15 miles	28 mins
Birkenhead Docks	18 miles	30 mins
Port of Liverpool (Seaforth)	26 miles	45 mins
Holyhead Port	79 miles	1 hr 30 mins



Hawarden Airport	2 miles	10 mins
Liverpool John Lennon	26 miles	35 mins
Manchester Airport	36 miles	40 mins



- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS
- 4.5 HOURS



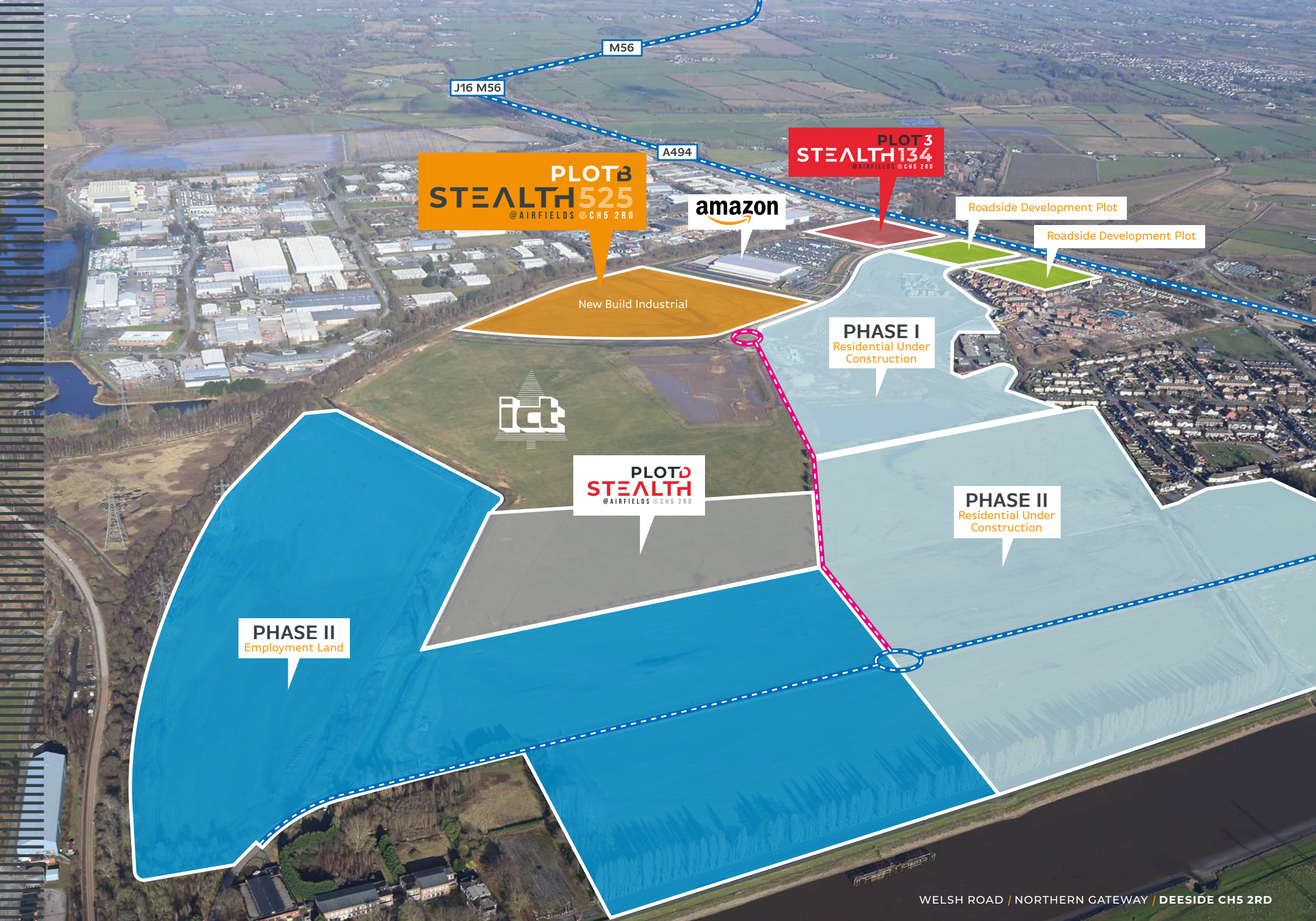


Deeside Industrial Estate

PLOT 3
STEALTH525
@AIRFIELDS @CH5 2RD

amazon

PLOT 3
STEALTH134
@AIRFIELDS @CH5 2RD



PLOT 3
STEALTH525
@AIRFIELDS @CH5 2RD

New Build Industrial

amazon

PLOT 3
STEALTH134
@AIRFIELDS @CH5 2RD

Roadside Development Plot

Roadside Development Plot

PHASE I
Residential Under Construction

PHASE II
Residential Under Construction

PHASE II
Employment Land

PLOT 4
STEALTH
@AIRFIELDS @CH5 2RD

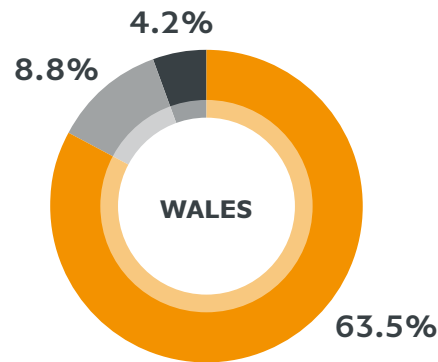
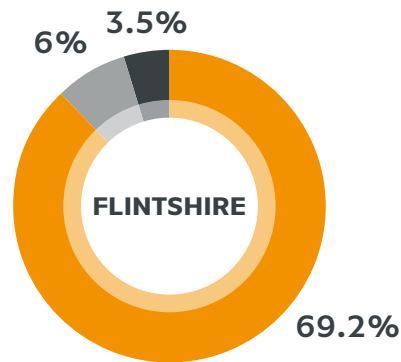
> DEMOGRAPHICS

EMPLOYMENT TYPE % (NOMIS, 2021)

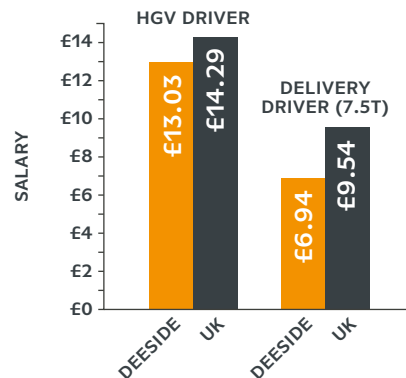
Deeside has a job density of 0.9.

This means that there are only 0.9 jobs available per 1 person in Deeside currently.

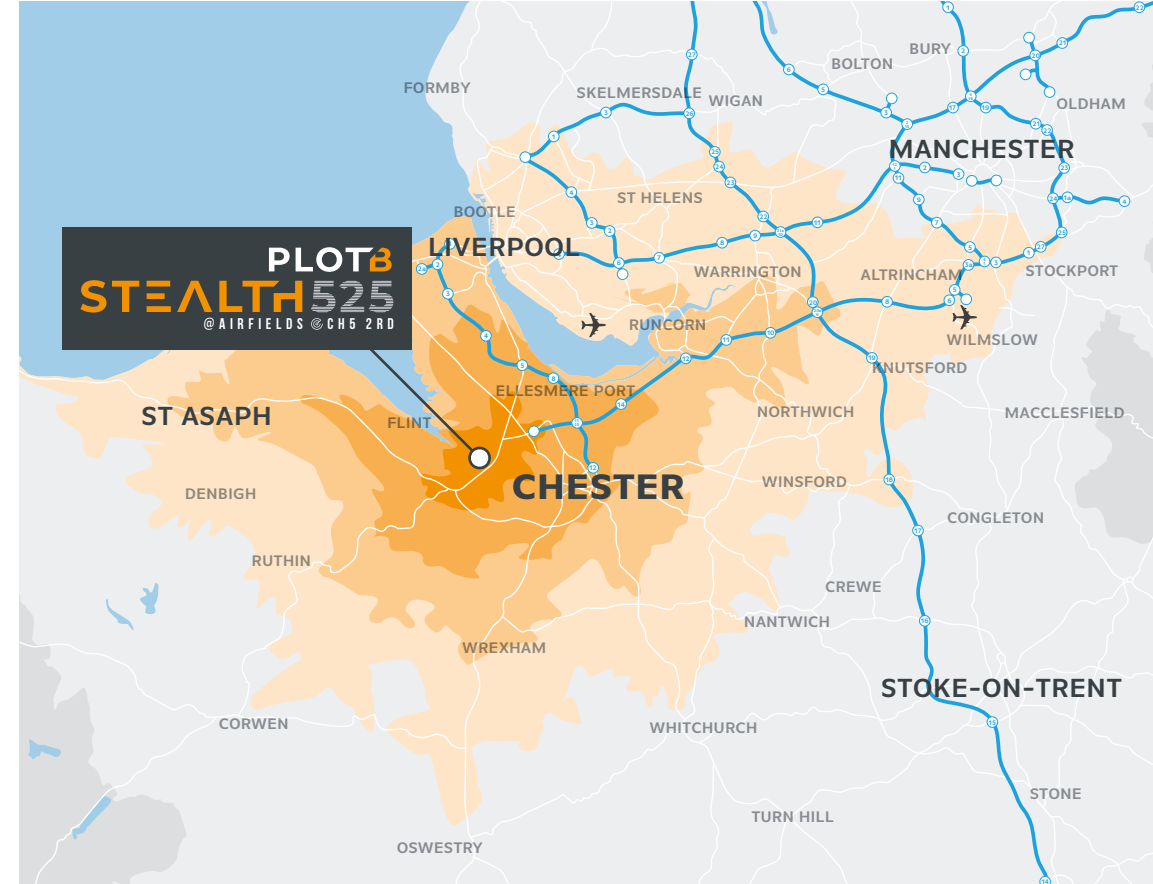
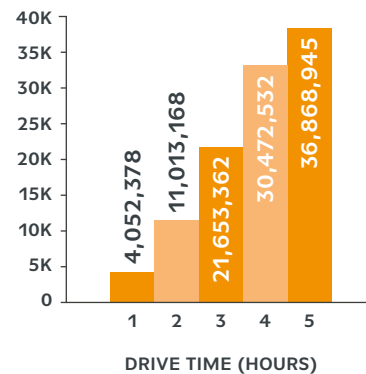
More job opportunities will be welcomed in the area to provide a higher level of employment.



AVG. SALARY FOR ROLE (INDEED, 2021)



HGV DRIVE TIME REACH



>> CAR DRIVE TIMES

10 MINS 20 MINS 30 MINS 40 MINS

Within a 30 minute commutable drive time, the site can tap into employment from Warrington and Liverpool.

>> NEARBY OCCUPIERS INCLUDE:

AIRBUS

amazon

Great Bear

Morrisons

TATA STEEL

TOYOTA



> GALLERY

All gallery images contained have been developed and constructed by Marshall Construction and Commercial Development Projects.



> MARSHALL DEVELOPMENTS

A FAMILY RUN BUSINESS FOR OVER 120 YEARS WITH THE EXPERIENCE TO DELIVER

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



Hurricane 52

Estuary Business Park, South Liverpool L24 8RF



Air 66 & 84

Owen Drive, Speke



Cobalt Park

Oldham Broadway Business Park Chadderton



Gorsey Point

Gorsey Lane, Widnes



Northside 45

Ellesmere Port J8 M53



Union Square

Fifth Avenue, Trafford Park, Manchester M17 1DS

**BEST IN
CLASS**

Technical Team & Consultant

**LIVE
PROJECTS**

focused in the NW region

ESG

Developing to BREEAM
very good

FOCUSED

Home Team

**PRIVATELY
OWNED**



> EPC

A certificate will be provided post completion.

> VAT

Chargeable where applicable at the prevailing rate.

> LEGALS

Each party is responsible for their own legal costs.

> CONTACT

For further information or to arrange a viewing please contact

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Satellite images provided courtesy of Google, July 2024. Designed and produced by Creativeworld. T: 01282 858200. *All images contained in this brochure are for illustrative purposes only and have been developed and constructed by Marshall Construction & Commercial Development Projects.



Jon Thorne
jon@b8re.com
07738 735632

MARSHALL

COMMERCIAL DEVELOPMENT OPPORTUNITIES

01422 376 821

WWW.MARSHALLCDP.COM