

A DEVELOPMENT BY

MARSHALL



PLOT 3 STEALTH 134

@ AIRFIELDS @ CH5 2RD

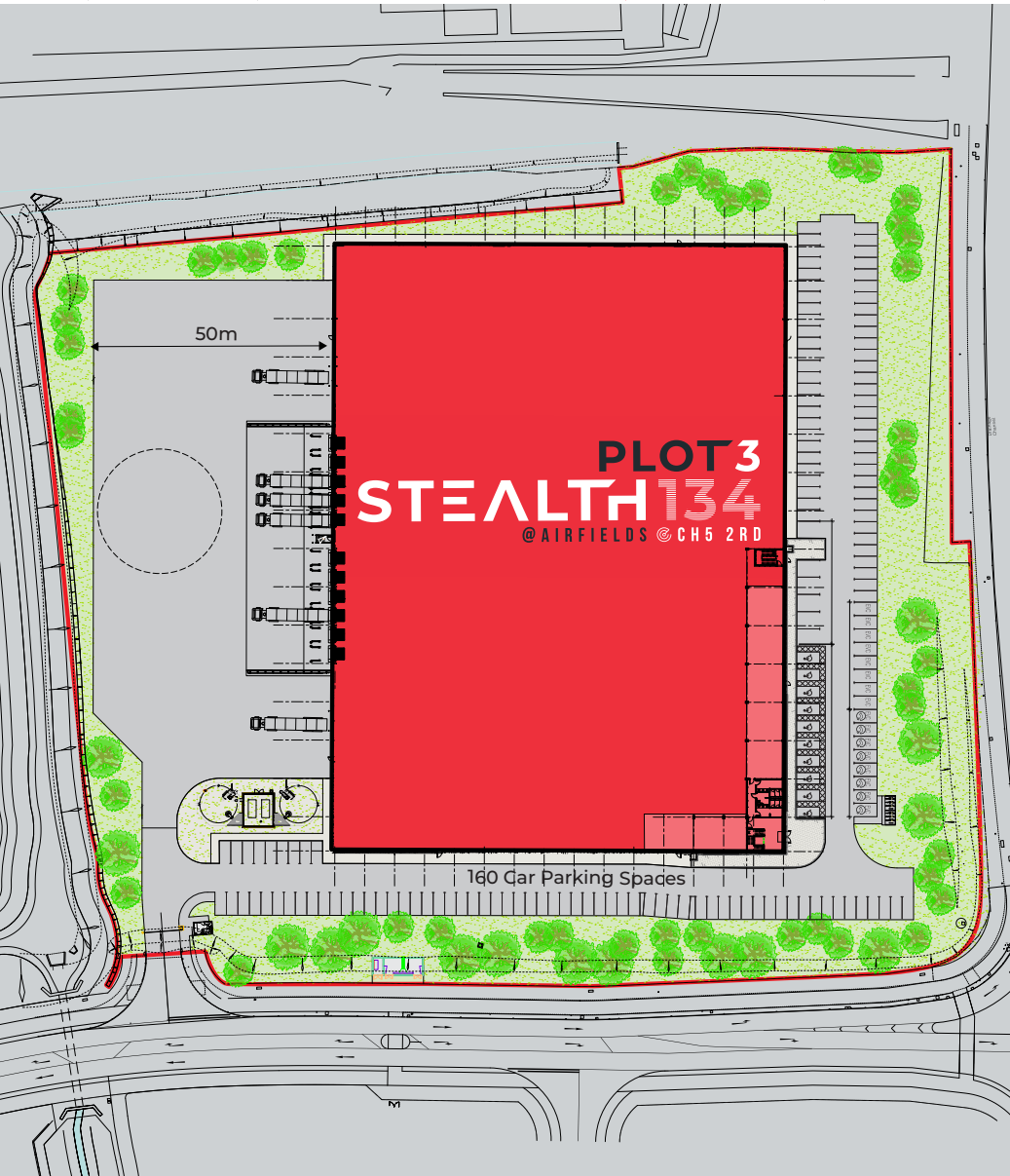
134,000 SQ FT (12,449 SQ M)

NEW HIGH SPEC INDUSTRIAL / DISTRIBUTION UNIT

> High profile facility > Planning secured > For Sale/To Let

WELSH ROAD / NORTHERN GATEWAY / DEESIDE





> SPECIFICATION

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



12.5M

minimum eaves to
underside of haunch



FULLY

fitted offices



11

dock loading doors



160

dedicated parking
spaces



2 LEVEL

access doors



50M

yard depth



FULLY

enclosed and
self-contained site



MINIMUM

BREEAM rating -
Excellent



50KN/M²

Minimum floor
loading



800MVA

power
supply



Space for
DEDICATED
site hut



> OVERVIEW

	SQ FT	SQ M
Warehouse Unit	128,500	11,891.58
1st Floor Office	6,000	557.41
Gross Internal Area	134,000	12,448.99

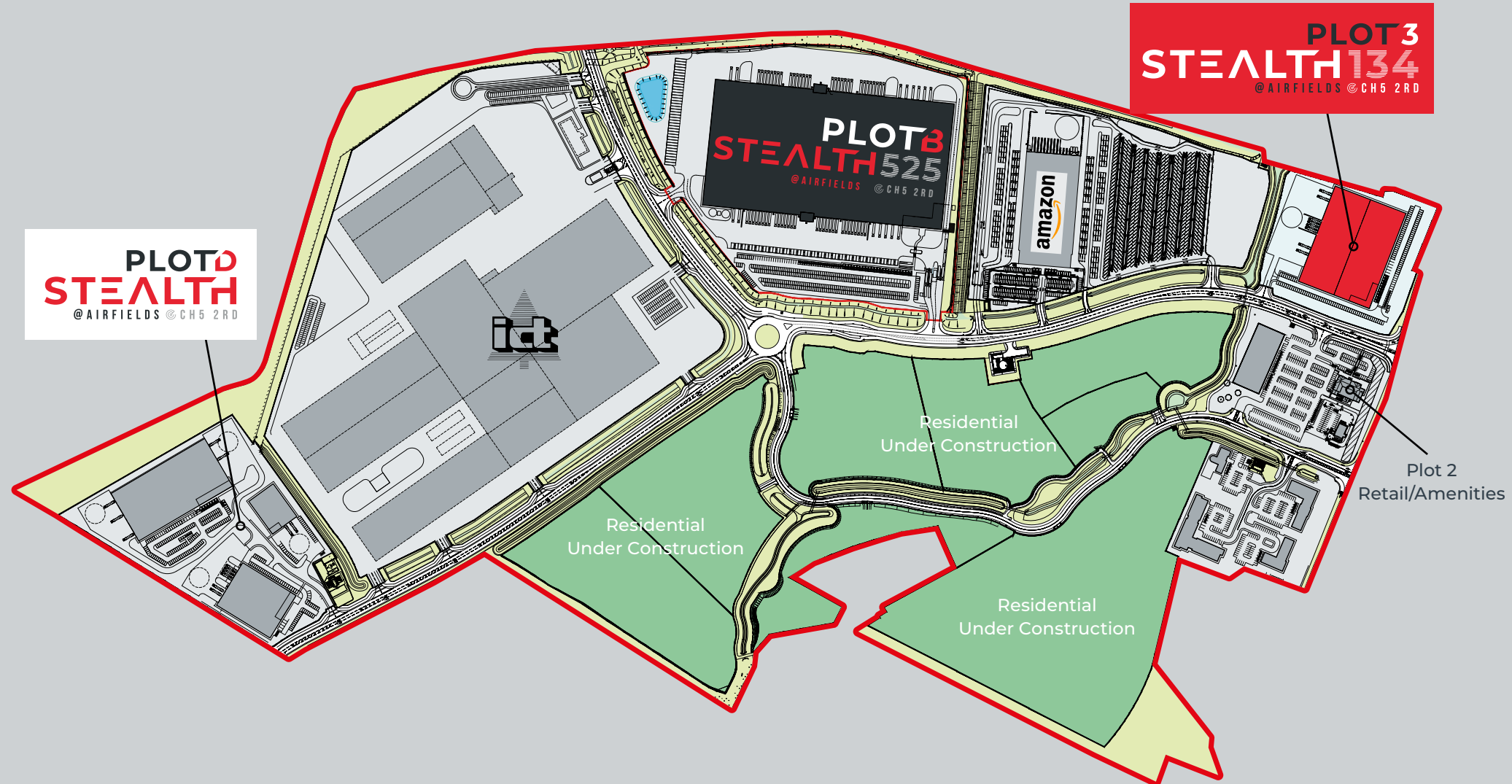


> THE SITE

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 500,000 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.





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THE AREA

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> 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



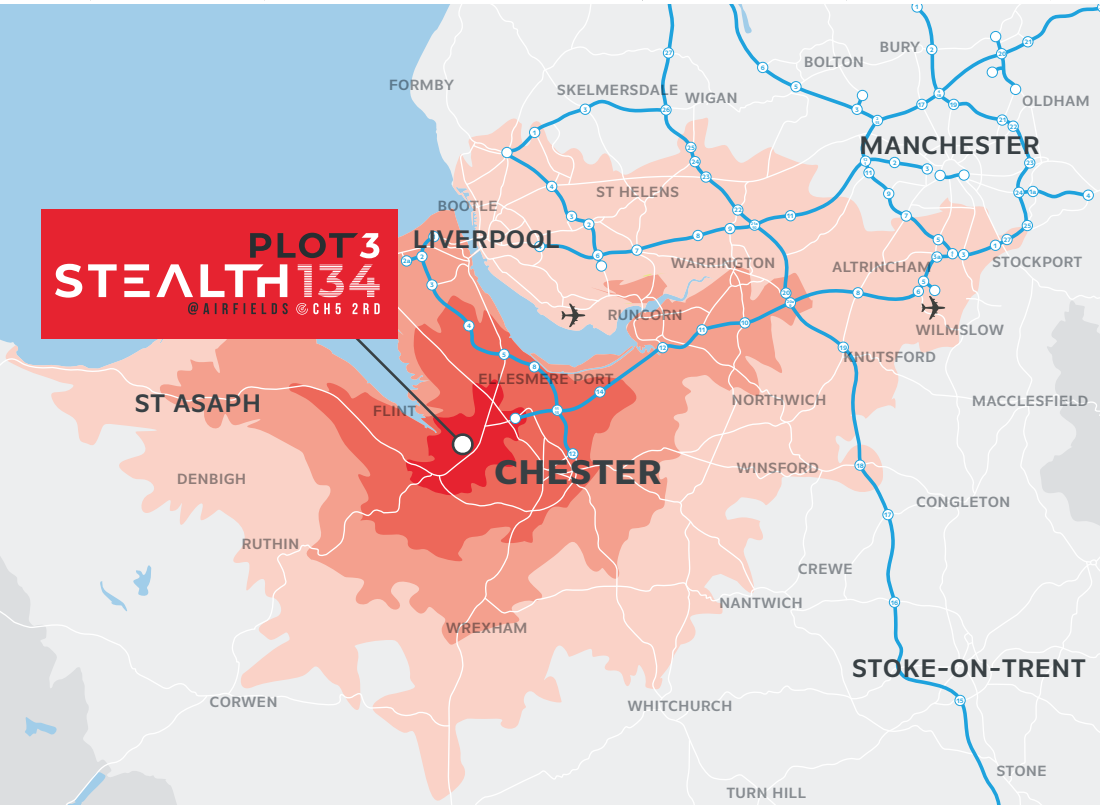
Hawarden Airport	2 miles	10 mins
Liverpool John Lennon	26 miles	35 mins
Manchester Airport	36 miles	40 mins



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> 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.

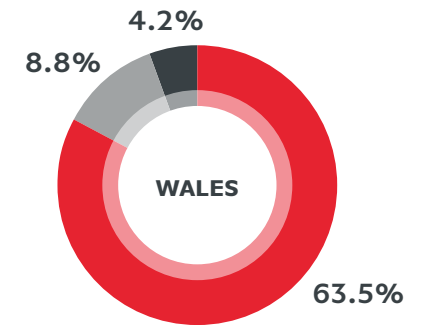
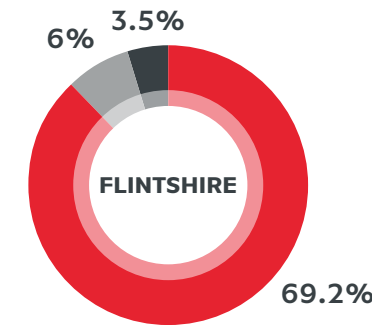
WELSH ROAD / NORTHERN GATEWAY / **DEESIDE**

> DEMOGRAPHICS

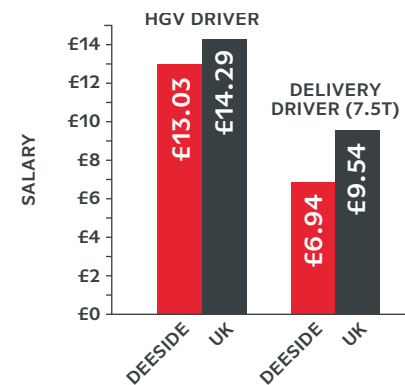
EMPLOYMENT TYPE % (NOMIS, 2021)

Deeside has a job density of 0.9. This means that there are only 0.9 jobs available per 1 person in Deeside currently.

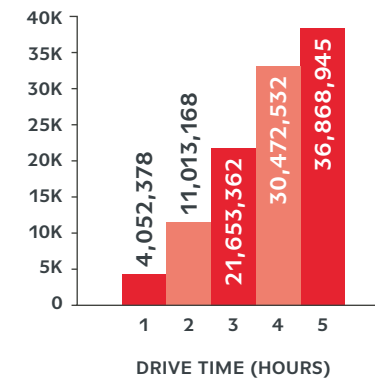
More job opportunities will be welcomed in the area to provide a higher level of employment.



AVG. SALARY FOR ROLE (INDEED, 2021)



HGV DRIVE TIME REACH





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> GALLERY

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





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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.



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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**



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A494

> 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 sole letting agent B8RE.

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01244 451 000
www.b8re.com

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07738 735632

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