

Leftfield Deeside

TO LET:

Two New High Specification Warehouse / Distribution Units

CH5 2RD /// shippers.scope.likewise

Unit 1: 55,269 sq ft (5,135 sq m)

Unit 3: 21,174 sq ft (1,967 sq m)

Unit 1

Pre-let

Unit 3

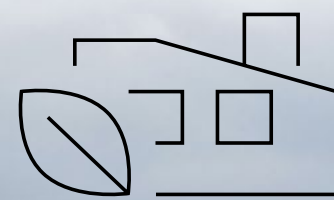
On-site now
Completion Q3 2025

 View timelapse

Overview



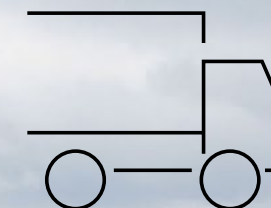
On-site now
Available Q3 2025



Strong ESG credentials
EPC A, BREEAM 'Excellent'



State-of-the-art
specifications



Fast connections and
large population reach



Lower than average
wage levels

Located in a prime industrial hub, Leftfield Deeside comprises three brand new high specification warehouse/distribution units, designed for the forward thinking occupier.

Completing Q3 2025, the units are being built to a state-of-the-art specification with unrivalled ESG credentials.

Unit 1: 55,269 sq ft and Unit 3: 21,174 sq ft remain available to let.

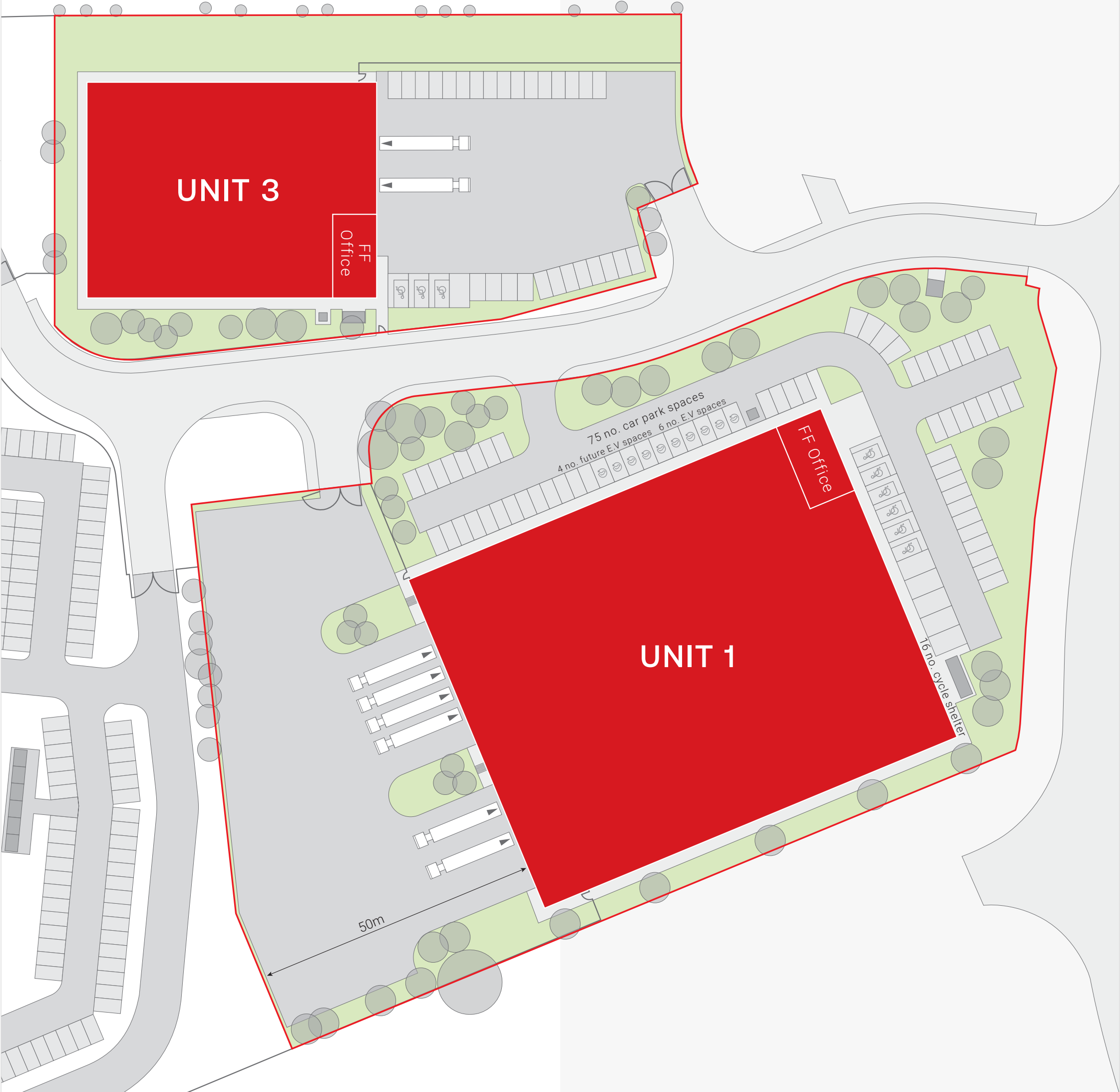


Specification

Unit 1: 55,269 sq ft

Ground floor area	c. 52,000 sq ft	4,830 sq m
First floor office	c. 3,000 sq ft	278 sq m
Total GIA	55,269 sq ft	5,135 sq m

- 12m eaves to underside of haunch
- 4 dock loading doors
- 75 parking spaces inc. 6 EV chargers
- 2 level access loading doors
- Fully enclosed self-contained yard
- 50 kN/m² minimum flooring load
- Up to 50m yard depth
- BREEAM 'Excellent'
- Fully fitted offices



Unit 3: 21,174 sq ft

Ground floor area	c. 20,000 sq ft	1,858 sq m
First floor office	c. 1,000 sq ft	92 sq m
Total GIA	21,174 sq ft	1,967 sq m

- 10m eaves to underside of haunch
- 2 level access loading doors
- 32 parking spaces inc. 4 EV chargers
- Self-contained yard
- 50 kN/m² minimum flooring load
- Up to 50m yard depth
- BREEAM 'Excellent'
- Fully fitted offices

Location

HGV Drive-time reach
(populations)

Within 1 Hour - 4,052,378
Within 4 Hours - 3,0472,532

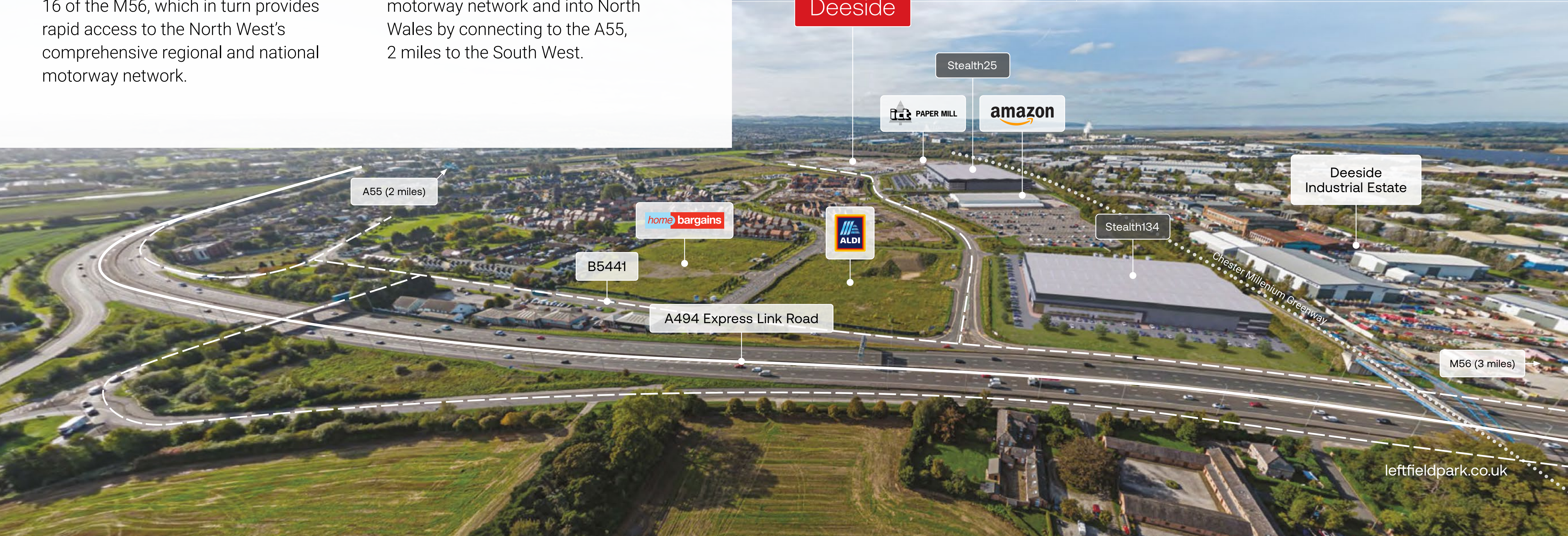


Nearby occupiers

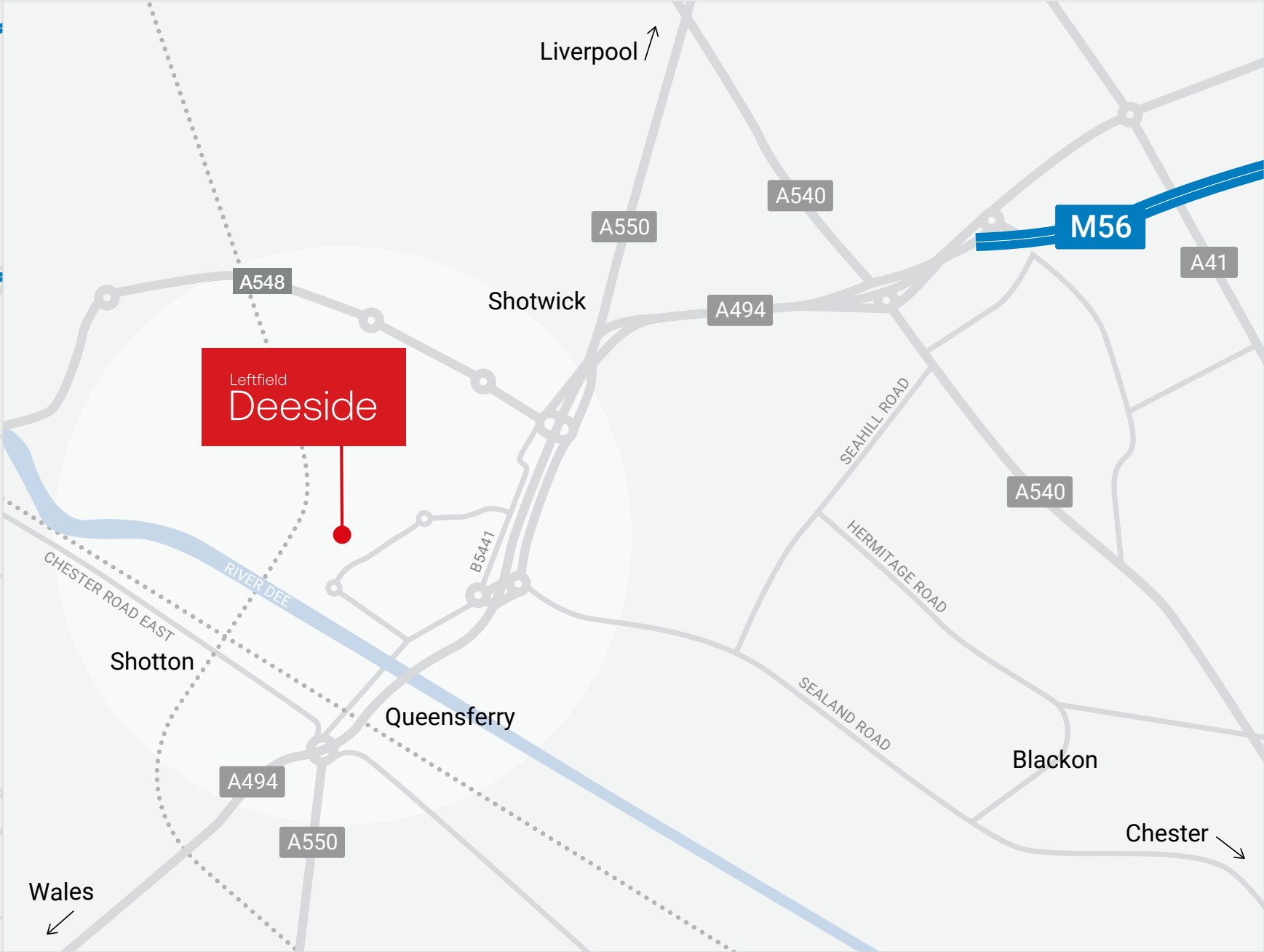


Leftfield Deeside is located strategically in North Wales, adjacent to the border with England. This prime gateway site provides immediate access to Junction 16 of the M56, which in turn provides rapid access to the North West's comprehensive regional and national motorway network.

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.



Leftfield
Deeside



Planning

The site has planning for B2 and B8 uses.

Terms

The units will be available on a Full Repairing and Insuring lease, for a term of years to be agreed. Further information is available on request.

VAT

VAT is applicable.

EPC

Energy performance ratings of A.



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Sat Nav:

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Destinations	Distance	Journey
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	1 hr 40 mins
Birmingham	98 miles	1 hr 55 mins
London	220 miles	4 hrs

Ports	Distance	Journey
Mostyn	5 miles	28 mins
Birkenhead Docks	18 miles	30 mins
Liverpool (Seaforth)	36 miles	45 mins
Holyhead	79 miles	1 hr 30 mins
Airports	Distance	Journey
Hawarden	2 miles	10 mins
Liverpool John Lennon	26 miles	35 mins
Manchester	36 miles	40 mins

Source: Google Maps

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