

STEALTH

WELSH ROAD | NORTHERN GATEWAY | DEESIDE | CH5 2RD

A DEVELOPMENT BY

MARSHALL

- > Detailed Planning Consent Secured
- > On Site - Q2 2026
- > Part of Flintshire & Wrexham Investment Zone

TO LET/MAY SELL
12,000 - 57,000 SQ FT
NEW HIGH SPEC INDUSTRIAL / DISTRIBUTION UNITS

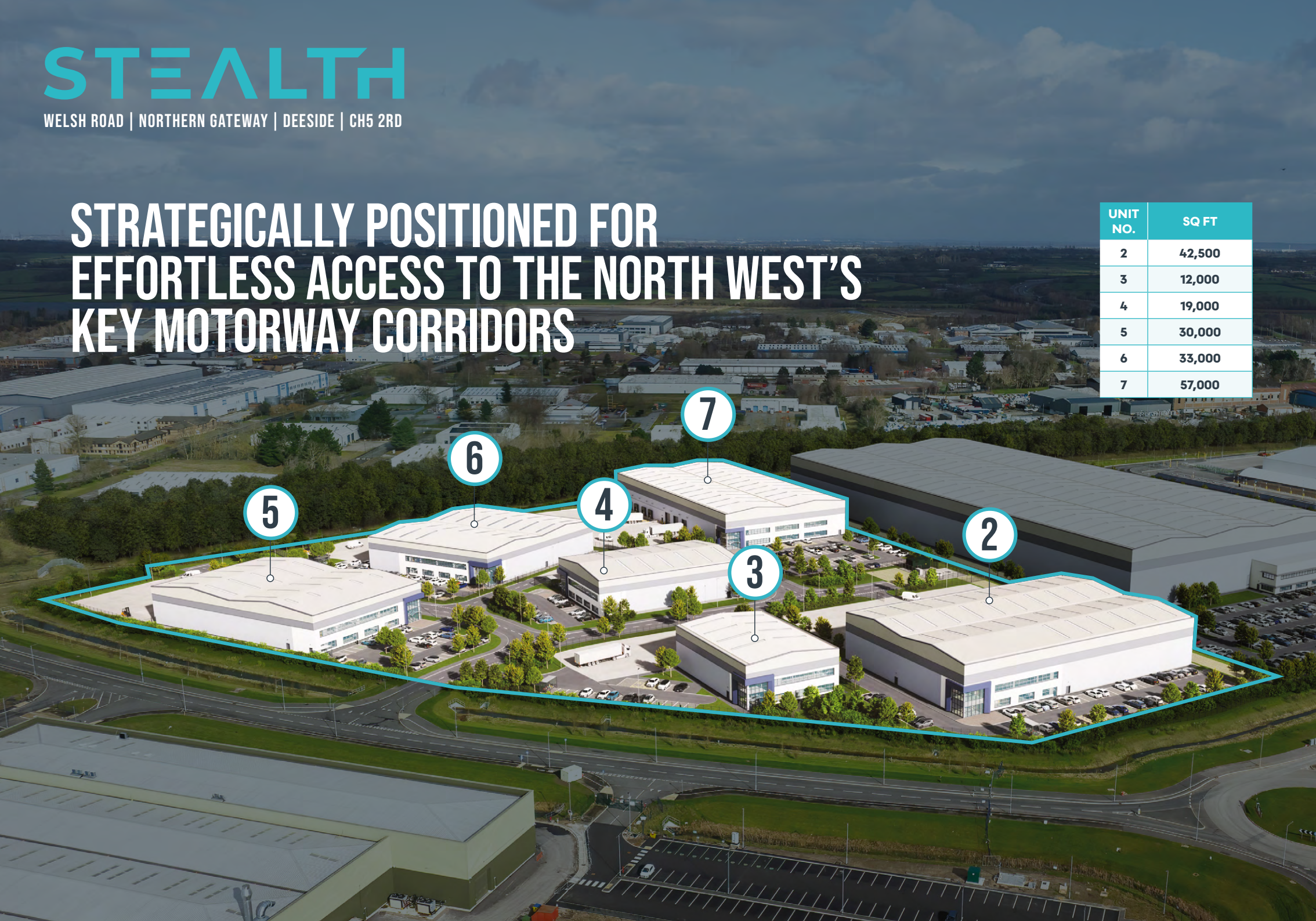


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STRATEGICALLY POSITIONED FOR
EFFORTLESS ACCESS TO THE NORTH WEST'S
KEY MOTORWAY CORRIDORS

UNIT NO.	SQ FT
2	42,500
3	12,000
4	19,000
5	30,000
6	33,000
7	57,000



STEALTH



ITC

AMAZON

MAYR
MELNHOF

TOYOTA

ATLAS COPCO

STEALTH134

MEILLER BOWELD

CHESTER
MILLENNIUM
GATEWAY

DEESIDE INDUSTRIAL ESTATE

IFOR WILLIAMS TRAILERS

ALDI

Wales

M56
~3miles

A494

B5441

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FUTURE-PROOF, BEST-IN-CLASS SPECIFICATION BUILT TO SUPPORT LONG-TERM LOGISTICS DEMAND



UP TO 12M
MINIMUM EAVES TO
UNDERSIDE OF HAUNCH



DOCK
LOADING DOORS



LEVEL
ACCESS DOORS



UP TO 55M
MINIMUM
YARD DEPTH



50KN/M²
MINIMUM FLOOR LOADING



OFFICE
ACCOMMODATION
5-10%



DEDICATED
PARKING SPACES



FULLY ENCLOSED
AND SELF-CONTAINED SITE

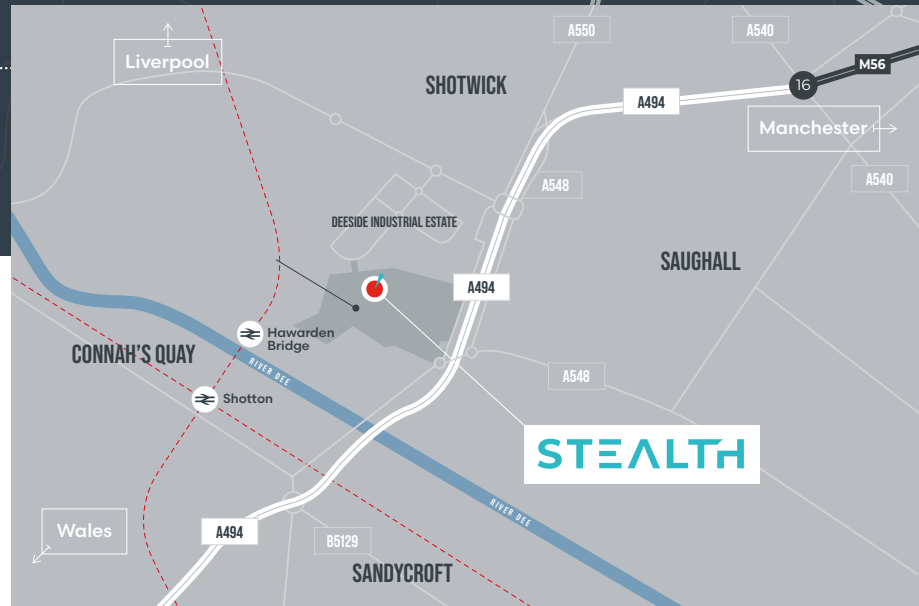


BREEAM
MINIMUM RATING
'EXCELLENT'



UP 400 KVA
PER UNIT

EXCELLENT CONNECTIVITY TO THE NORTH WEST'S REGIONAL AND NATIONAL MOTORWAY NETWORK



LOCATIONS	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	1HR 40 MINS
BIRMINGHAM	98 MILES	1HR 55 MINS
LONDON	220 MILES	4 HRS

DOCKS	DISTANCE	JOURNEY
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

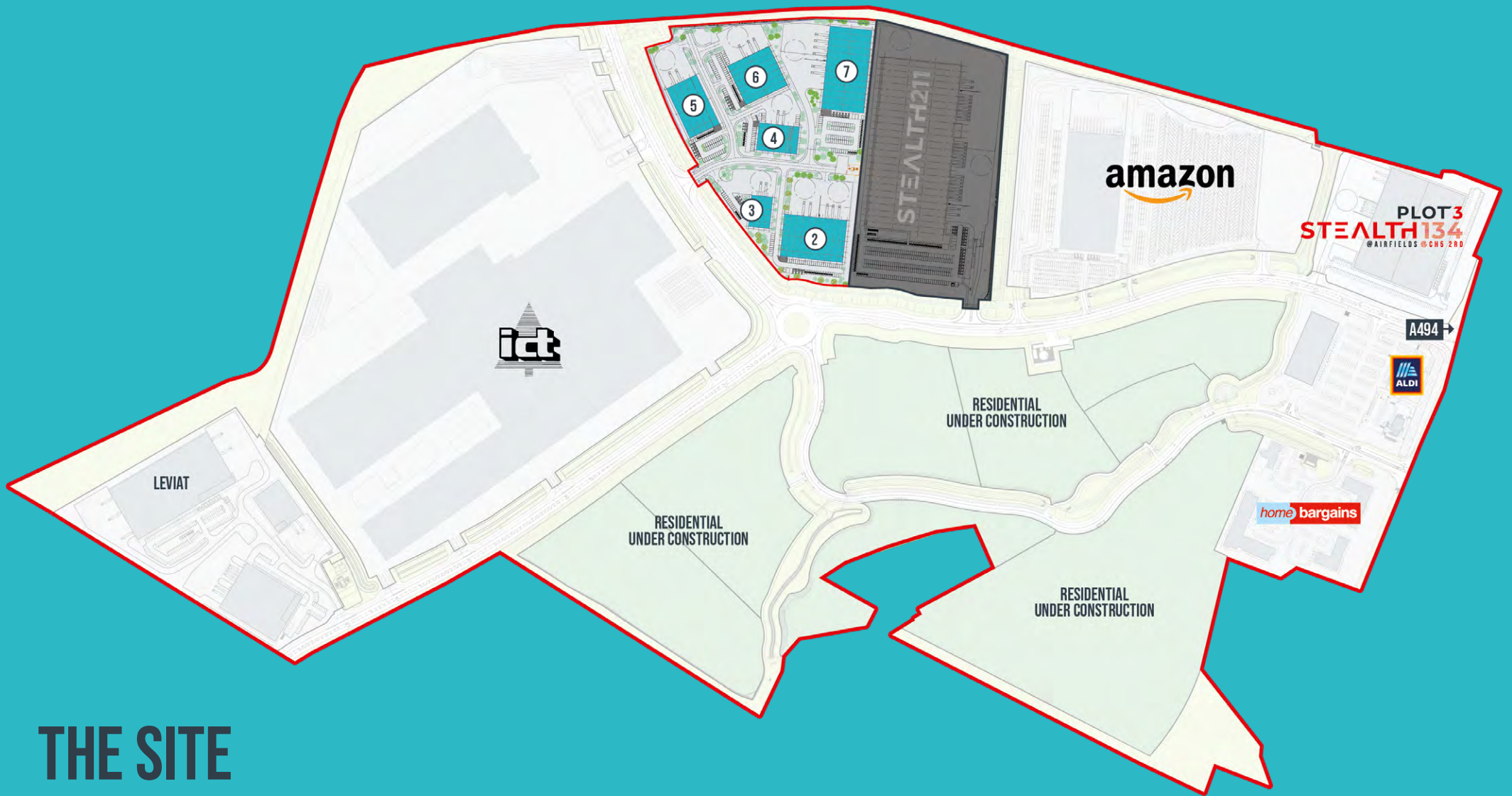
AIRPORTS	DISTANCE	JOURNEY
HAWARDEN AIRPORT	2 MILES	10 MINS
LIVERPOOL JOHN LENNON	26 MILES	35 MINS
MANCHESTER AIRPORT	36 MILES	40 MINS

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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.

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ACCOMMODATION

UNIT NO.	WAREHOUSE SQ FT	WAREHOUSE SQ M	OFFICES SQ FT	OFFICES SQ M	GIA SQ FT	GIA SQ M	DOCK LOADING DOOR	LEVEL ACCESS LOADING DOOR	EAVES HEIGHTS (METRES)	CAR PARKING SPACES	YARD DEPTH (METRES)	POWER (KVA)
2	40,000	3,716	2,500	232	42,500	3,948	3	2	12	60	45.5	350
3	10,000	929	2,000	186	12,000	1,115	-	2	10	21	30	100
4	16,500	1,533	2,500	232	19,000	1,765	-	2	10	31	30	150
5	27,000	2,508	3,000	279	30,000	2,787	-	2	10	47	45	225
6	30,000	2,787	3,000	279	33,000	3,066	-	3	10	48	50	225
7	53,000	4,924	4,000	371	57,000	5,295	4	2	12	83	55	400



M56

J16 M56

A494

PLOT 3
STEALTH134
@AIRFIELDS @CH5 2RD



home bargains

STEALTH

amazon

A494



PHASE I
RESIDENTIAL UNDER CONSTRUCTION

INTERNAL ESTATE ROADS
BUILT TO ADOPTED STANDARD

PHASE II
RESIDENTIAL UNDER CONSTRUCTION

Leviat
A CRH COMPANY

PHASE II
EMPLOYMENT LAND

STEALTH

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BUILT WITH SUSTAINABILITY IN MIND

DESIGNED TO A HIGH-QUALITY SPECIFICATION, STEALTH WILL HAVE A MINIMUM BREEAM RATING OF 'EXCELLENT', PLACING ENERGY EFFICIENCY AND REDUCED OCCUPIER OPERATING COSTS AT THE FOREFRONT



BUILDING FABRIC DESIGNED AND CONSTRUCTED TO VERY HIGH STANDARDS OF INSULATION AND AIR-TIGHTNESS



10% ROOFLIGHTS TO WAREHOUSE ROOF RESULTING IN A HIGH LEVEL OF NATURAL DAYLIGHT REDUCES NEED FOR ARTIFICIAL LIGHTING



PV PANELS TO BE INSTALLED, WITH REMAINDER OF ROOF PV READY



RAINWATER HARVESTING



WATER SAVING TAPS AND WCS



WATER LEAK DETECTION



ELECTRIC VEHICLE CHARGING POINTS IN THE CAR PARKS



CYCLE PARKING



SUB-METERING OF ENERGY CONSUMPTION



MEETS THE HIGHEST LEVELS OF ENVIRONMENTAL AND SOCIAL STANDARDS



TARGETING BREEAM 'EXCELLENT'



EPC 'A' RATING

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STRATEGICALLY POSITIONED WITHIN THE FLINTSHIRE & WREXHAM INVESTMENT ZONE, STEALTH OFFERS MORE THAN JUST SPACE, IT OFFERS A COMPETITIVE EDGE

This 10-year initiative led by UK and Welsh Government is designed to accelerate one of the world's most significant advanced manufacturing clusters.

By combining high-value infrastructure with targeted business incentives, we provide the ultimate ecosystem for industry leaders to scale and succeed.

Occupiers within the Stealth Development will benefit from the following incentives:

> Business Rates Relief

100% relief from non-domestic rates for up to five years for newly occupied space

> Enhanced capital allowance

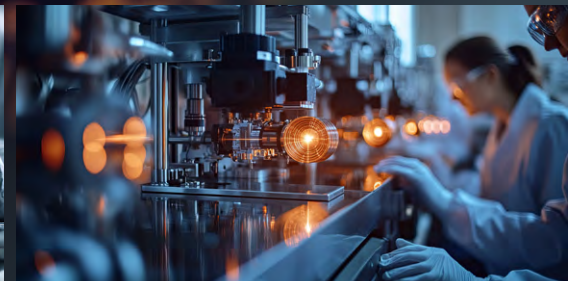
Future-proof your investment with enhanced tax relief. Deduct 10% of your qualifying construction costs from taxable profits every single year—effectively recovering 100% of your investment in structures and buildings over a 10-year period.

> Employer National Insurance contributions (NICs) relief

Zero-rate employer NICs on new staff salaries (up to £25,000/year). Enjoy this 100% discount for up to 3 years per employee for those based on-site at least 60% of the time.

INVESTMENT
ZONE

[CLICK FOR FURTHER INFORMATION](#)



MARSHALL DEVELOPMENTS

A DEVELOPMENT BY

MARSHALL

A FAMILY RUN BUSINESS FOR OVER 125 YEARS

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.



NORTHSIDE 45
Ellesmere Port



COBALT PARK
Oldham Broadway Business Park Chadderton



NEON
Knowsley Junction 2 M57



RADAR
Radway Green Crewe J16 M6



HURRICANE 52
Estuary Business Park South Liverpool



VELOCITY
Stirling Road Speke Liverpool L24 1AF



BEST IN CLASS
TECHNICAL TEAM & CONSULTANTS



LIVE PROJECTS
FOCUSED IN THE NW REGION



PRIVATELY OWNED



ESG
DEVELOPING TO BREEAM VERY GOOD

TENURE

LLH/LH terms available upon application.

VAT

Chargeable where applicable at the prevailing rate.

CONTACT

For further information or to arrange a viewing please contact:

EPC

A certificate will be provided post completion.

LEGALS

Each party is responsible for their own legal costs.

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