

UNIT 68

FULLY REFURBISHED

ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

5,079 SQ FT (471.8 SQ M)





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SAT NAV REF:
CH5 2NU

ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	4,234	393.3
GF Office	426	39.6
FF Office	419	38.9
Total Area	**5,079**	**471.8**

SPECIFICATION

- → Fully refurbished
- → Portal frame construction
- → Ground level access door
- → 5m clear working height
- → Two storey office/staff accommodation
- → Dedicated parking







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LOCATION

The premises are located on Zone 2 of Deeside Industrial Park with frontage to Third Avenue, accessed off Parkway the main access road through Zone 2.

Deeside Industrial Park is off the A548/ A550, two miles from the end of the M56 which provides access to the national motorway and road networks servicing North Wales and the North West.

TERMS

To let on a new FRI lease, terms to be agreed.

SERVICE CHARGE

A service charge is levied for the common parts of the estate and mobile security.

ANTI-MONEY LAUNDERING

Proposed purchasers agree to provide evidence of their identity, management or ownership as well as recent proof of address, photographic ID and in the case of purchasers, source of funding.

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.

EPC

A new EPC will be provided post refurbishment.

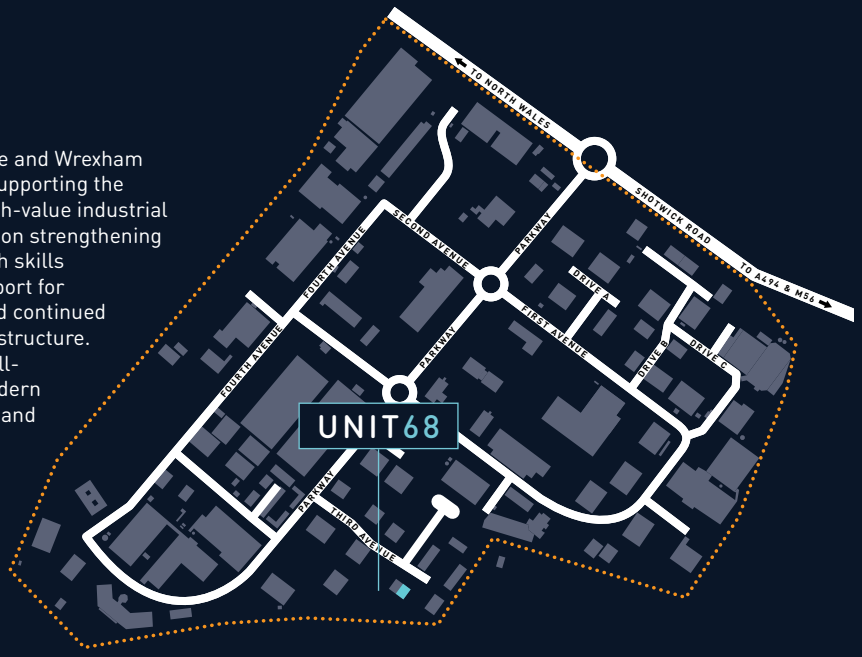
Parth Buddsoddi Sir y Fflint a Wrecsam
Flintshire and Wrexham Investment Zone

The property is located within the Flintshire and Wrexham Investment Zone, a region-wide initiative supporting the growth of advanced manufacturing and high-value industrial businesses. The Investment Zone focuses on strengthening the local manufacturing ecosystem through skills and workforce development, business support for manufacturers and their supply chains, and continued investment in transport and enabling infrastructure. Together, these initiatives help create a well-connected, supportive environment for modern industrial occupiers, reinforcing Flintshire and Wrexham as an established and emerging centre for advanced manufacturing.

For more information:

Flintshire
E: **investmentzone@flintshire.gov.uk**

Wrexham
E: **iz@wrexham.gov.uk**



CONTACT

For viewings and further information, please contact the joint agents.

WWW.ZONE2DEESIDE.COM

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