

UNIT 2

TO BE REFURBISHED INCLUDING NEW ROOF

ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING AND DISTRIBUTION LOCATION

14,470 SQ FT (1,344.3 SQ M)



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SPECIFICATION

- → Portal frame construction
- → Ground level access door
- → 5m clear working height
- → Single storey office/staff accommodation

ACCOMMODATION

Unit area	sq ft	sq m
Office	940	87.3
Warehouse	13,530	1,257.0
Total	**14,470**	**1,344.3**

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SAT NAV REF:
CH5 2NU

LOCATION

The premises are located on Zone 2 of Deeside Industrial Park with frontage to First Avenue, accessed via 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 tenants agree to provide evidence of their identity, management or ownership as well as recent proof of address, photographic ID and 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

An EPC will be prepared post refurbishment.

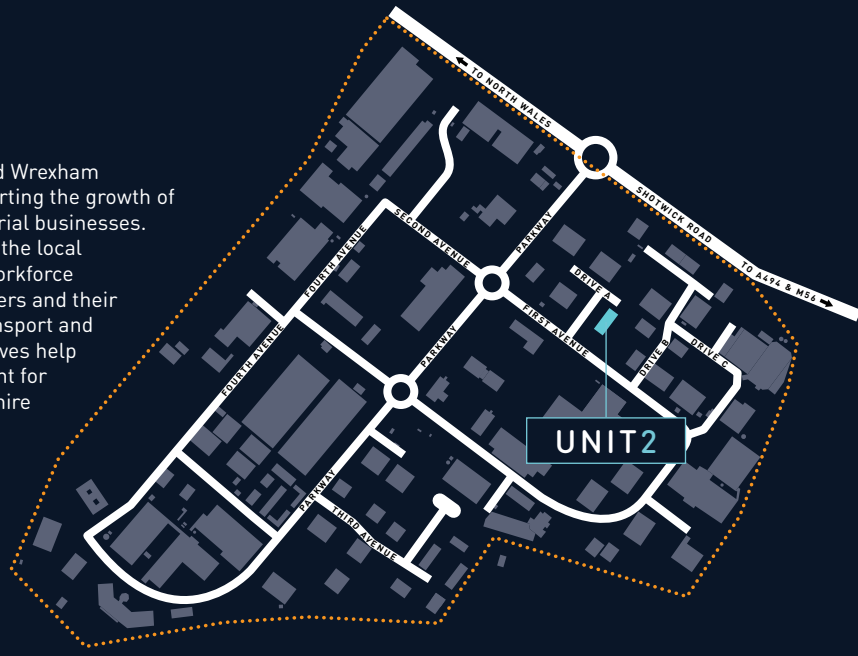
Parth Buddsoddi Sir y Fflint a Wrecsam
Flintshire and Wrexham Investment Zone

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, lease contact the joint agents.

WWW.ZONE2DEESIDE.COM

Mark Diaper
markdiaper@legatowen.co.uk
01244 408236
07734 711409

LegatOwen CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

Alex Perratt MRICS
alex@b8re.com
01925 320 520
07951 277612

B8
0151 675 5000
www.b8re.com

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