



PRELIMINARY ANNOUNCEMENT



ZONE 2

DEESIDE INDUSTRIAL PARK

UNIT

41-41A

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING AND DISTRIBUTION LOCATION

140,362 SQ FT (12,940.1 SQ M)

ON A SITE OF 7.73 ACRES (3.12 HECTARES)

UNIT 41-41A

TO M56 & LIVERPOOL

A548

FIRST AVE

PARKWAY

TO NORTH WALES / A55










DESCRIPTION

The unit comprises an advanced factory incorporating substantial two storey offices / staff accommodation to the front elevation. The modern high bay warehouse to the rear also has integral two storey offices and enjoys an eaves height of 11.8m. The facility benefits from three drive and three dock level loading doors and large service yard/car parking areas.

SPECIFICATION

WAREHOUSE

- High bay lighting
- Eaves height 5m to 11.8m
- 10.68m to underside of haunch
- Level/Dock loading doors

OFFICES

- Suspended ceiling
- Carpeted
- Cat 2 lighting

ACCOMMODATION

The break down is as follows:

Unit Area	Sq Ft	Sq M
LOW BAY		
GF Warehouse	44,367	4,121.8
GF Office	6,708	623.2
FF Office	6,473	601.4
Total	57,548	5,346.4
HIGH BAY		
GF Warehouse	78,504	7,193.3
GF Office	2,237	207.8
FF Office	2,073	192.6
Total	82,814	7,593.7
OVERALL TOTAL		
Total	140,362	12,940.1



SAT NAV REF:
CH5 2NV



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

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.

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.

EPC

EPC rating is C.

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.

CONTACT

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

WWW.ZONE2DEESIDE.COM

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