

AVAILABLE IMMEDIATELY

 CLICK HERE



leftfield  
Deeside

Let

Unit 1

Unit 3

TO LET

## 2 NEW HIGH SPECIFICATION WAREHOUSE / DISTRIBUTION UNITS

Unit 1 – 55,269 sq ft (5,135 sq m)

Unit 3 – 21,174 sq ft (1,967 sq m)

SAT NAV: CH5 2RD



# OVERVIEW

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

The units have been 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.

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.

## NEARBY OCCUPIERS

amazon

Iceland

TATA STEEL



Lookers

AIRBUS

ConvaTec

Great Bear



**Strong ESG Credentials**  
EPC A  
BREEAM 'Excellent'



**State-of-the-Art Specifications**



**HGV Drive-time Reach (Populations)**  
Within 1 Hour  
- 4,052,378  
Within 4 Hours  
- 30,472,532



**Lower Average Wage Levels**  
(Deeside vs National)



# ACCOMMODATION/SPECIFICATION

UNIT 3	SQ FT	SQ M
Ground Floor Area	20,174	1,874
First Floor Office	1,000	92
<b>Total GIA</b>	<b>21,174</b>	<b>1,967</b>

10m Eaves Height

2 Ground Level Loading Doors

32 Parking Spaces (inc 4 EVC)

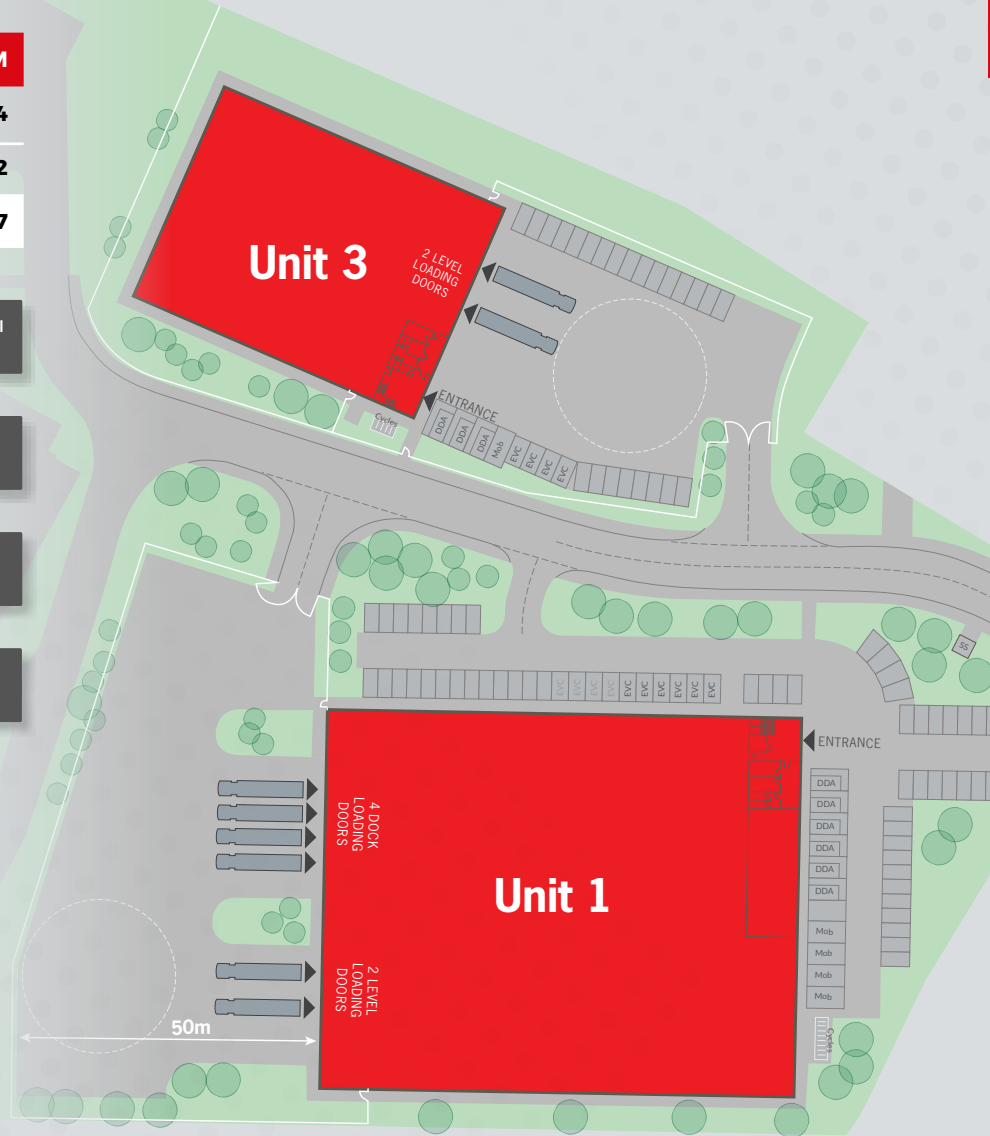
50 Kn/M² Minimum Flooring Load

Self-Contained Yard

BREEAM 'Excellent' Rating

Fully Fitted Offices

200 kVA Power Supply



UNIT 1	SQ FT	SQ M
Ground Floor Area	52,269	4,856
First Floor Office	3,000	278
<b>Total GIA</b>	<b>55,269</b>	<b>5,135</b>

12m Eaves Height

4 Dock Level & 2 Ground Level Loading Doors

75 Parking Spaces (inc 6 EVC)

50 Kn/M² Minimum Flooring Load

Fully Enclosed Self-Contained Yard

BREEAM 'Excellent' Rating

Up to 50m Yard Depth

300 kVA Power Supply

Fully Fitted Offices



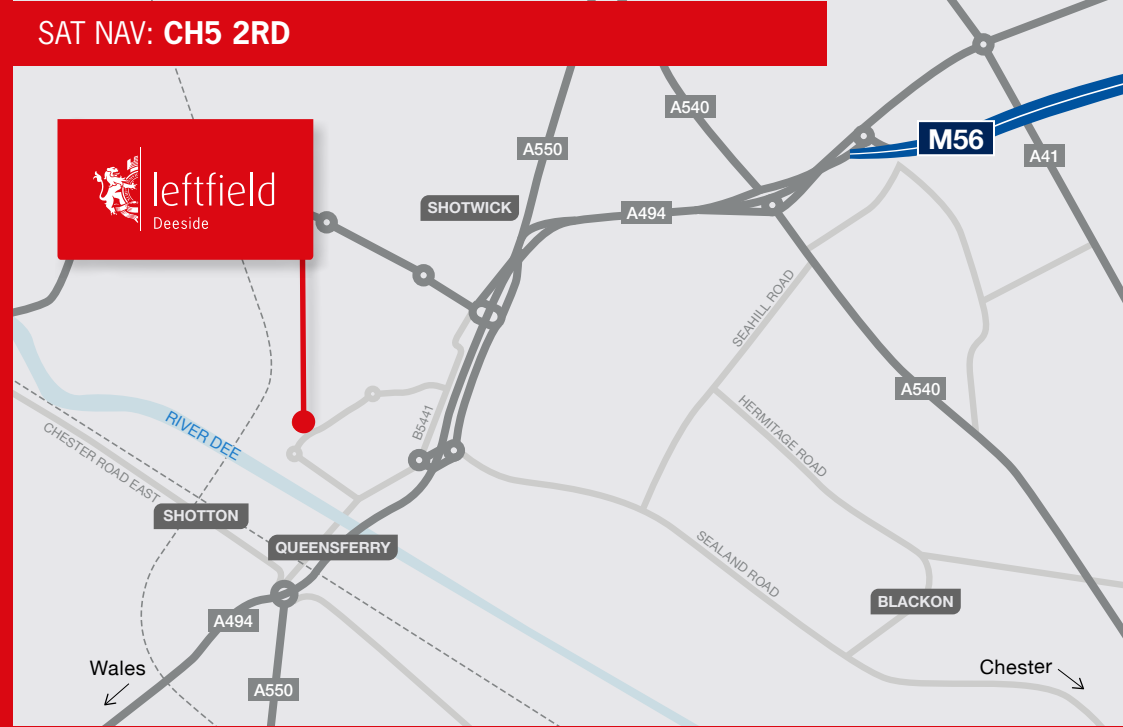
21,174 sq ft & 55,269 sq ft





## LOCATION

Leftfield Deeside is situated 2 miles east of Junction 16 of the M56, accessed via the recently improved A494 link road, which in turn links to the regional motorway network and North Wales by connecting to the A55, 2 miles to the south west.



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

## PLANNING

The site has planning for B2 and B8 uses.

## TERMS

The units are 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.

Wrexham / North Wales Investment Zone officially launched in December 2025.

The Investment Zone is a 10 year programme providing £160m funding specifically targeting the Advanced Manufacturing sectors.

The tax benefits include:

1. 5 years Business Rate Relief
2. 3 Years Employers National Insurance Relief
3. Enhanced Capital Allowances
4. Enhanced Structures and Building Allowances
5. Land Tax Relief (Stamp duty)

For further information please visit:  
[www.wrexham.gov.uk/service/flintshire-and-wrexham-investment-zone](http://www.wrexham.gov.uk/service/flintshire-and-wrexham-investment-zone)



**JONATHAN ATHERTON**  
[jatherton@savills.com](mailto:jatherton@savills.com)  
07778 050 197



**JON THORNE**  
[jon@b8re.com](mailto:jon@b8re.com)  
07738 735 632

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