



PHOTOS TAKEN PRIOR TO EXISTING TENANTS OCCUPATION

PRELIMINARY ANNOUNCEMENT



ZONE 2
DEESIDE INDUSTRIAL PARK

UNIT

41-41A

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING AND DISTRIBUTION LOCATION

138,837 SQ FT (12,898.38 SQ M)

ON A SITE OF 7.73 ACRES (3.12 HECTARES)

UNIT 41-41A

FIRST AVE

TO M56 & LIVERPOOL

A548

PARKWAY

TO NORTH WALES / A55



DESCRIPTION

The unit comprises an advanced factory originally built by WDA, incorporating substantial two storey offices / laboratories to the front elevation. The modern high bay warehouse also has integral two storey offices and enjoys an eaves height of 11.8m. The facility benefits from two drive in loading doors.

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 Office	6,352	590.12
FF Office	6,352	590.12
Warehouse	43,097	4,003.84
Total	55,801	5,184.08
HIGH BAY		
GF Office	2,011	186.83
FF Office	2,011	186.83
Warehouse	79,014	7,340.64
Total	83,036	7,714.30
OVERALL TOTAL		
Total	138,837	12,898.38





UNIT 41-41A



ZONE 2

DEESIDE INDUSTRIAL PARK

SAT NAV REF:
CH5 2NV

LOCATION

The premises are located on Zone 2 of Deeside Industrial Park with frontage to Third 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.

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