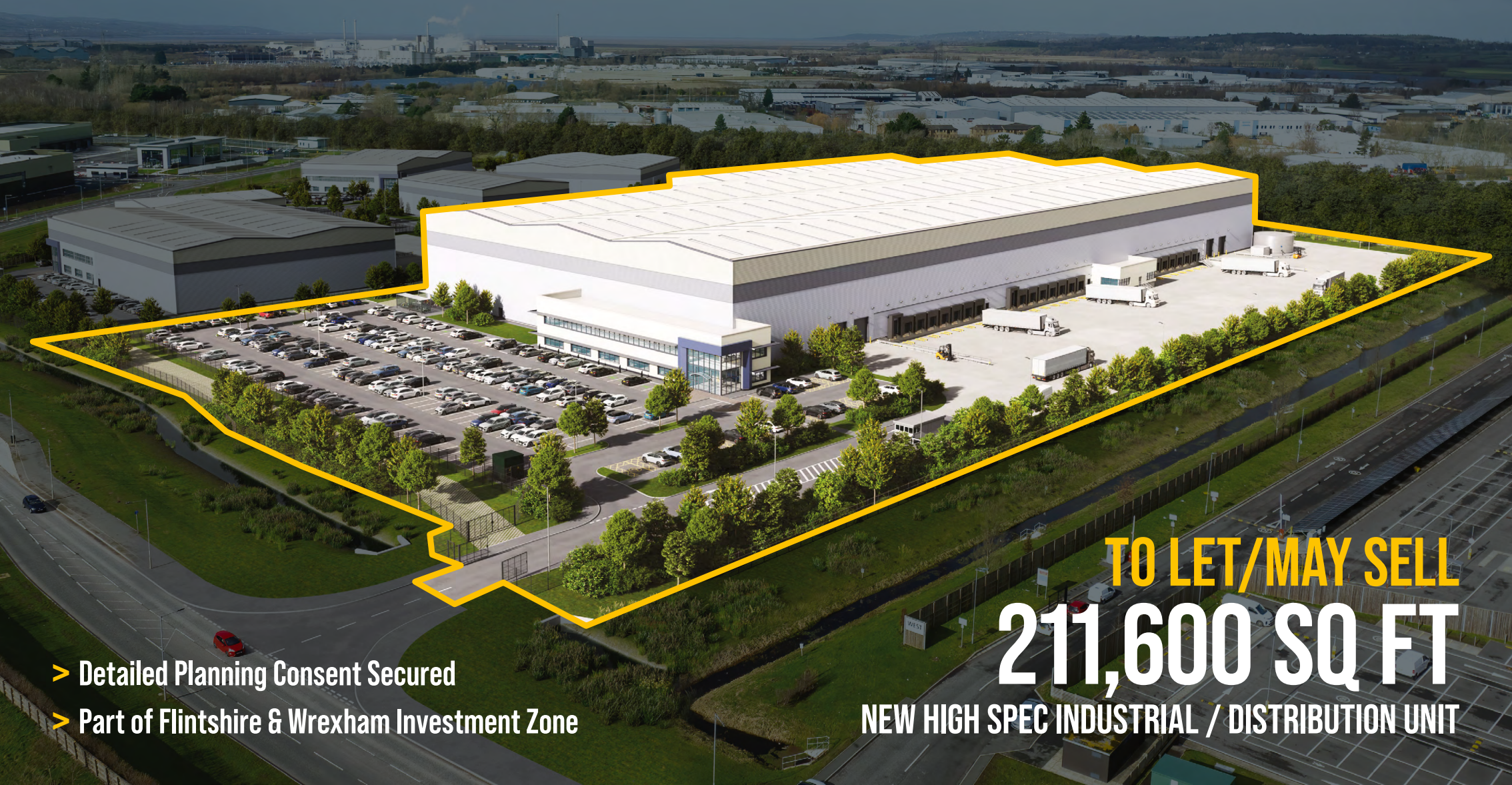


STEALTH211

WELSH ROAD | NORTHERN GATEWAY | DEESIDE | CH5 2RD

A DEVELOPMENT BY

MARSHALL



- > Detailed Planning Consent Secured
- > Part of Flintshire & Wrexham Investment Zone

TO LET/MAY SELL
211,600 SQ FT
NEW HIGH SPEC INDUSTRIAL / DISTRIBUTION UNIT

STEALTH211

WELSH ROAD | NORTHERN GATEWAY | DEESIDE | CH5 2RD

HIGH-PERFORMANCE LOGISTICS, CONNECTED WITHOUT COMPROMISE



18M
MINIMUM EAVES TO
UNDERSIDE OF HAUNCH



24
DOCK LOADING
DOORS



4
LEVEL ACCESS
DOORS



UPTO 50M
YARD DEPTH



11,600 FT
OFFICE ACCOMMODATION



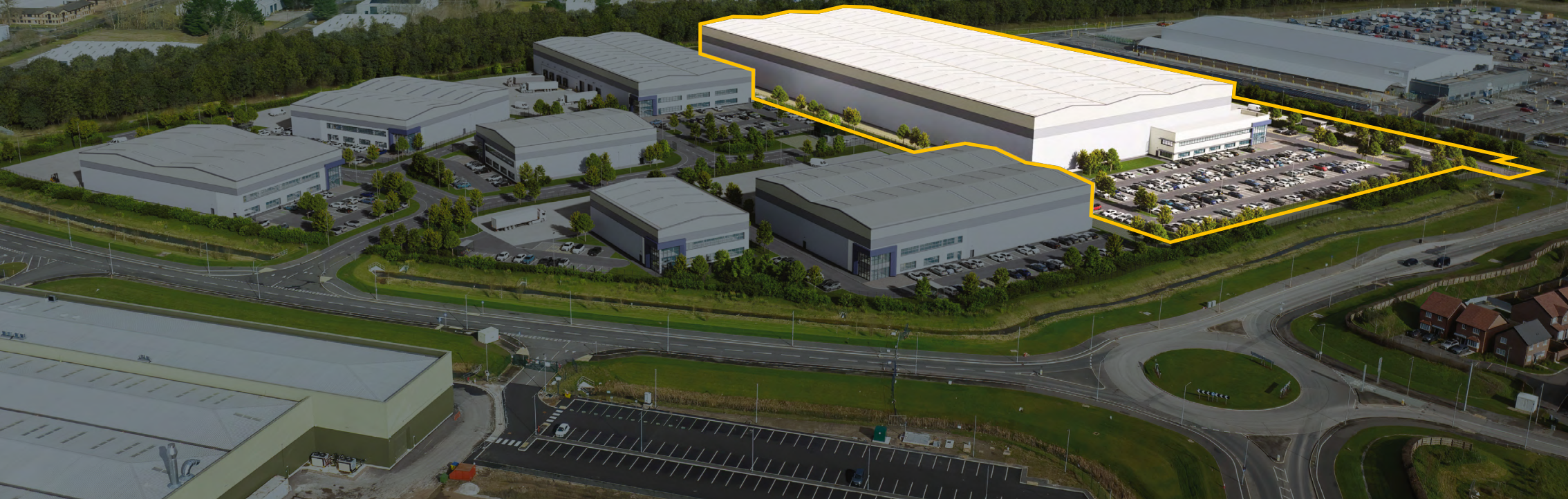
283
DEDICATED
PARKING SPACES



26
EV PARKING
SPACES



BREEAM
MINIMUM RATING
'EXCELLENT'



STEALTH211

STEALTH134

ITC

AMAZON

TOYOTA

ATLAS COPCO

MAYR
MELNHOF

CHESTER
MILLENNIUM
GATEWAY

DEESIDE INDUSTRIAL ESTATE

MEILLER BOWELD

IFOR WILLIAMS TRAILERS

ALDI

Wales

M56
~3miles

A494

B5441



RAPID ACCESS TO THE NORTH WEST'S COMPREHENSIVE REGIONAL AND NATIONAL MOTORWAY NETWORK



DEESIDE

CHESTER

LOCATIONS	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	1HR 40 MINS
BIRMINGHAM	98 MILES	1HR 55 MINS
LONDON	220 MILES	4 HRS

DOCKS	DISTANCE	JOURNEY
PORT OF MOSTYN	15 MILES	28 MINS
BIRKENHEAD DOCKS	18 MILES	30 MINS
PORT OF LIVERPOOL (SEAFORTH)	26 MILES	45 MINS
HOLYHEAD PORT	79 MILES	1 HR 30 MINS

AIRPORTS	DISTANCE	JOURNEY
HAWARDEN AIRPORT	2 MILES	10 MINS
LIVERPOOL JOHN LENNON	26 MILES	35 MINS
MANCHESTER AIRPORT	36 MILES	40 MINS

STEALTH211

WELSH ROAD | NORTHERN GATEWAY | DEESIDE | CH5 2RD

STEALTH211

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THE SITE

Located at the heart the Deeside Enterprise Zone, the Airfields extends to 140 acres, with the benefit of outline planning permission for B2/B8 and commercial/roadside uses.

The site has been master-planned utilising the best design principles to create a sustainable business community and can accommodate industrial occupiers in units from 50,000 sq ft up to 550,000 sq ft.

This is unique both in the context of North Wales and the adjacent North West region of England. The site will also support over 10 acres of roadside, automotive, retail and leisure uses.

BEST-IN-CLASS SPECIFICATION UNDERPINNING ENDURING LOGISTICS DEMAND

ACCOMMODATION

	SQ FT	SQ M
Warehouse Unit	200,000	18,580
2 Storey Offices	10,000	929
Transport Office	1,600	149
Gross Internal Area	211,600	19,658



18M
MINIMUM EAVES TO
UNDERSIDE OF HAUNCH



UPTO 50M
YARD DEPTH



24
DOCK LOADING
DOORS



4
LEVEL ACCESS
DOORS



11,600 FT
OFFICE ACCOMMODATION



50KN SQM
MINIMUM FLOOR LOADING



283
DEDICATED
PARKING SPACES



26
EV PARKING
SPACES



FULLY ENCLOSED
AND SELF-CONTAINED SITE



BREEAM
MINIMUM RATING
'EXCELLENT'



M56

J16 M56

A494

STEALTH211

PLOT 3
STEALTH134
@ AIRFIELDS @ CH5 2RD



home bargains

amazon

A494

PHASE I
RESIDENTIAL
UNDER
CONSTRUCTION



INTERNAL ESTATE ROADS
BUILT TO ADOPTED STANDARD

PHASE II
RESIDENTIAL
UNDER
CONSTRUCTION

Leviat
A CRH COMPANY

PHASE II
EMPLOYMENT LAND

STEALTH211

WELSH ROAD | NORTHERN GATEWAY | DEESIDE | CH5 2RD

STEALTH211

WELSH ROAD | NORTHERN GATEWAY | DEESIDE | CH5 2RD

IDEALLY POSITIONED IN THE HEART OF DEESIDE, NORTH WALES' KEY LOGISTICS CORRIDOR

Strategically located within Deeside, with immediate access to the A55 and A494. This prime position provides fast, direct connections to the M56 and the wider North West motorway network, including the M53, M6 and M62, enabling efficient access to Liverpool, Manchester, the Midlands and national distribution routes. The location also benefits from proximity to key ports and Manchester Airport, supporting both UK and international logistics operations.



5,083,023

POPULATION
within a 1 hour drive



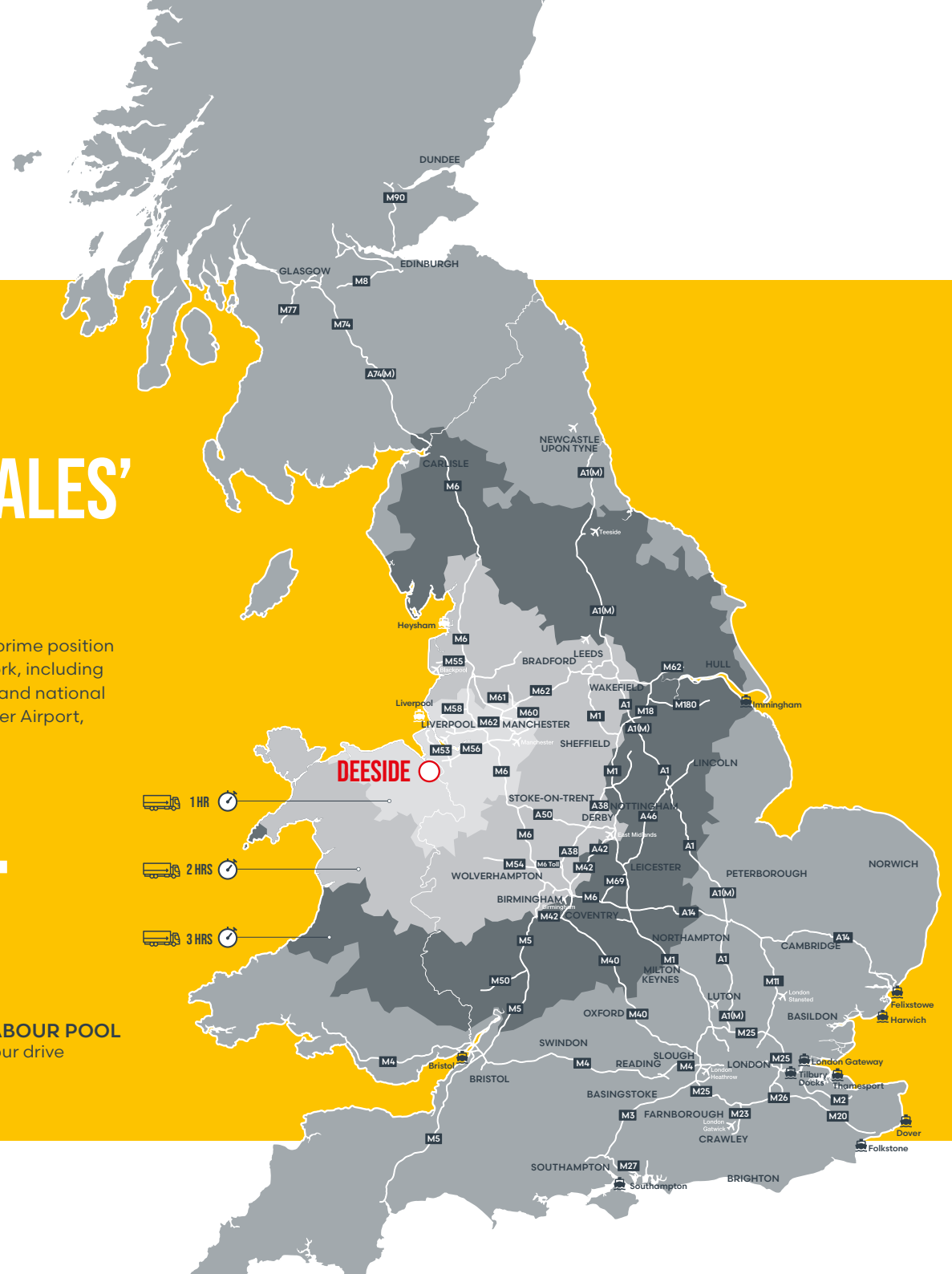
1.6m

CONSUMERS
within a 30 minute drive



3.5m

ACTIVE LABOUR POOL
within a 1 hour drive





BUILT WITH SUSTAINABILITY IN MIND

DESIGNED TO A HIGH-QUALITY SPECIFICATION, SONAR POINT WILL HAVE A MINIMUM BREEAM RATING OF 'EXCELLENT', PLACING ENERGY EFFICIENCY AND REDUCED OCCUPIER OPERATING COSTS AT THE FOREFRONT



BUILDING FABRIC DESIGNED AND CONSTRUCTED TO VERY HIGH STANDARDS OF INSULATION AND AIR-TIGHTNESS



10% ROOFLIGHTS TO WAREHOUSE ROOF RESULTING IN A HIGH LEVEL OF NATURAL DAYLIGHT REDUCES NEED FOR ARTIFICIAL LIGHTING



PV READY ROOF



RAINWATER HARVESTING



WATER SAVING TAPS AND WCS



WATER LEAK DETECTION



ELECTRIC VEHICLE CHARGING POINTS IN THE CAR PARKS



CYCLE PARKING



SUB-METERING OF ENERGY CONSUMPTION



MEETS THE HIGHEST LEVELS OF ENVIRONMENTAL AND SOCIAL STANDARDS

BREEAM®

TARGETING BREEAM 'EXCELLENT'



EPC 'A' RATING

STEALTH211

WELSH ROAD | NORTHERN GATEWAY | DEESIDE | CH5 2RD

STRATEGICALLY POSITIONED WITHIN THE FLINTSHIRE & WREXHAM INVESTMENT ZONE, STEALTH 211 OFFERS MORE THAN JUST SPACE, IT OFFERS A COMPETITIVE EDGE

This 10-year initiative led by UK and Welsh Government is designed to accelerate one of the world's most significant advanced manufacturing clusters.

By combining high-value infrastructure with targeted business incentives, we provide the ultimate ecosystem for industry leaders to scale and succeed.

Occupiers within the Stealth Development will benefit from the following incentives:

> Business Rates Relief

100% relief from non-domestic rates for up to five years for newly occupied space

> Enhanced capital allowance

Future-proof your investment with enhanced tax relief. Deduct 10% of your qualifying construction costs from taxable profits every single year—effectively recovering 100% of your investment in structures and buildings over a 10-year period.

> Employer National Insurance contributions (NICs) relief

Zero-rate employer NICs on new staff salaries (up to £25,000/year). Enjoy this 100% discount for up to 3 years per employee for those based on-site at least 60% of the time.

INVESTMENT
ZONE

[CLICK FOR FURTHER INFORMATION](#)



MARSHALL DEVELOPMENTS

A DEVELOPMENT BY

MARSHALL

A FAMILY RUN BUSINESS FOR OVER 125 YEARS

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail. A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



NORTHSIDE 45
Ellesmere Port



XDOCK 549
Lovels Way Widnes WA8 8WQ



GORSEY POINT
Gorsey Lane Widnes



AIR 66 & 84
Owen Drive Speke



UNION SQUARE
Fifth Avenue Trafford Park Manchester M17 1DS



VELOCITY
Stirling Road Speke Liverpool L24 1AF



BEST IN CLASS
TECHNICAL TEAM & CONSULTANTS



LIVE PROJECTS
FOCUSED IN THE NW REGION



PRIVATELY OWNED



ESG
DEVELOPING TO BREAM VERY GOOD

TENURE

LLH/LH terms available upon application.

VAT

Chargeable where applicable at the prevailing rate.

CONTACT

For further information or to arrange a viewing please contact:

EPC

A certificate will be provided post completion.

LEGALS

Each party is responsible for their own legal costs.

MARSHALL

COMMERCIAL DEVELOPMENT OPPORTUNITIES

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