



UNIT42

TO BE REFURBISHED



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

27,015 SQ FT (2,509.8 SQ M)



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ZONE2

DEESIDE INDUSTRIAL PARK

SPECIFICATION

- Steel post & truss construction
- 3 level access doors
- 5m clear working height
- Two storey office/staff accommodation
- Dedicated car parking
- Dedicated yard

ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	21,844	2,029.4
GF Office	2,629	244.2
FF Office	2,542	236.2
Total Area	27,015	2,509.8





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ZONE 2

DEESIDE INDUSTRIAL PARK

SAT NAV REF:
CH5 2NU

LOCATION

The premises are located on Zone 2 of Deeside Industrial Park with frontage to First Avenue, accessed off Parkway, the main access road through Zone 2.

Deeside Industrial Park is situated 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

To be reassessed following refurbishment.

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.

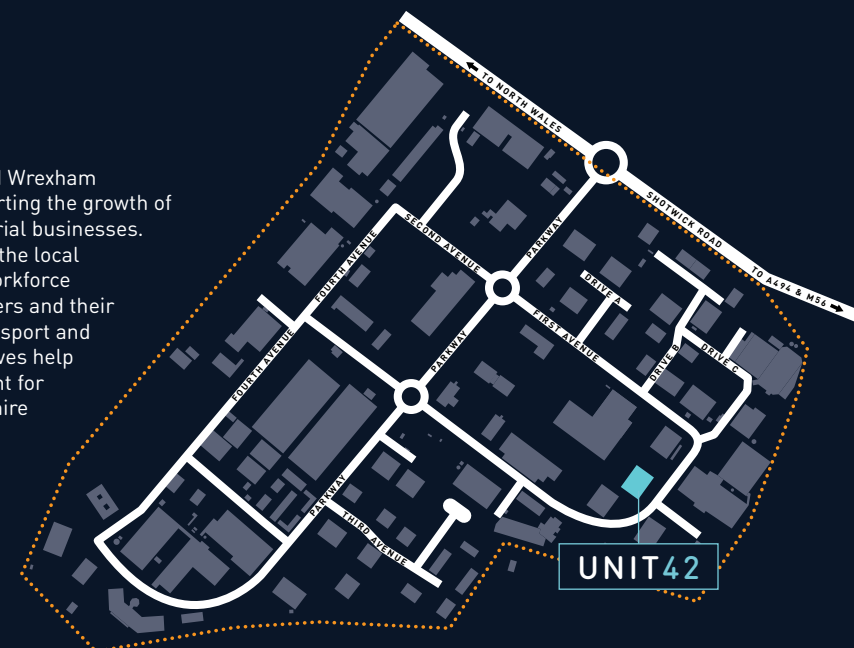
CODE FOR LEASE BUSINESS PREMISES

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.



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
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Wrexham
E: iz@wrexham.gov.uk



CONTACT

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

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