

UNIT 4 GATEWAY DEESIDE

Part of the Flintshire and Wrexham Investment Zone

491,247 sq ft warehouse

✓ Fully consented for delivery within 12 months



NPL
LIMITED



Flintshire, CH5 2RA
gatewaydeeside.com

OVERVIEW

Spanning 57 acres, Gateway Deeside is a strategic employment site with the ability to deliver up to 1,125,000 sq ft of industrial and distribution space, available on a freehold or leasehold basis.



Ready to go

Detailed consent for B1, B2 and B8 uses



Available workforce

Up to 770 new homes being delivered locally



Well connected

Fast dualled access to the M56 (J16)



Investment Zone

Providing rates relief and capital allowance eligibility



MASTERPLAN

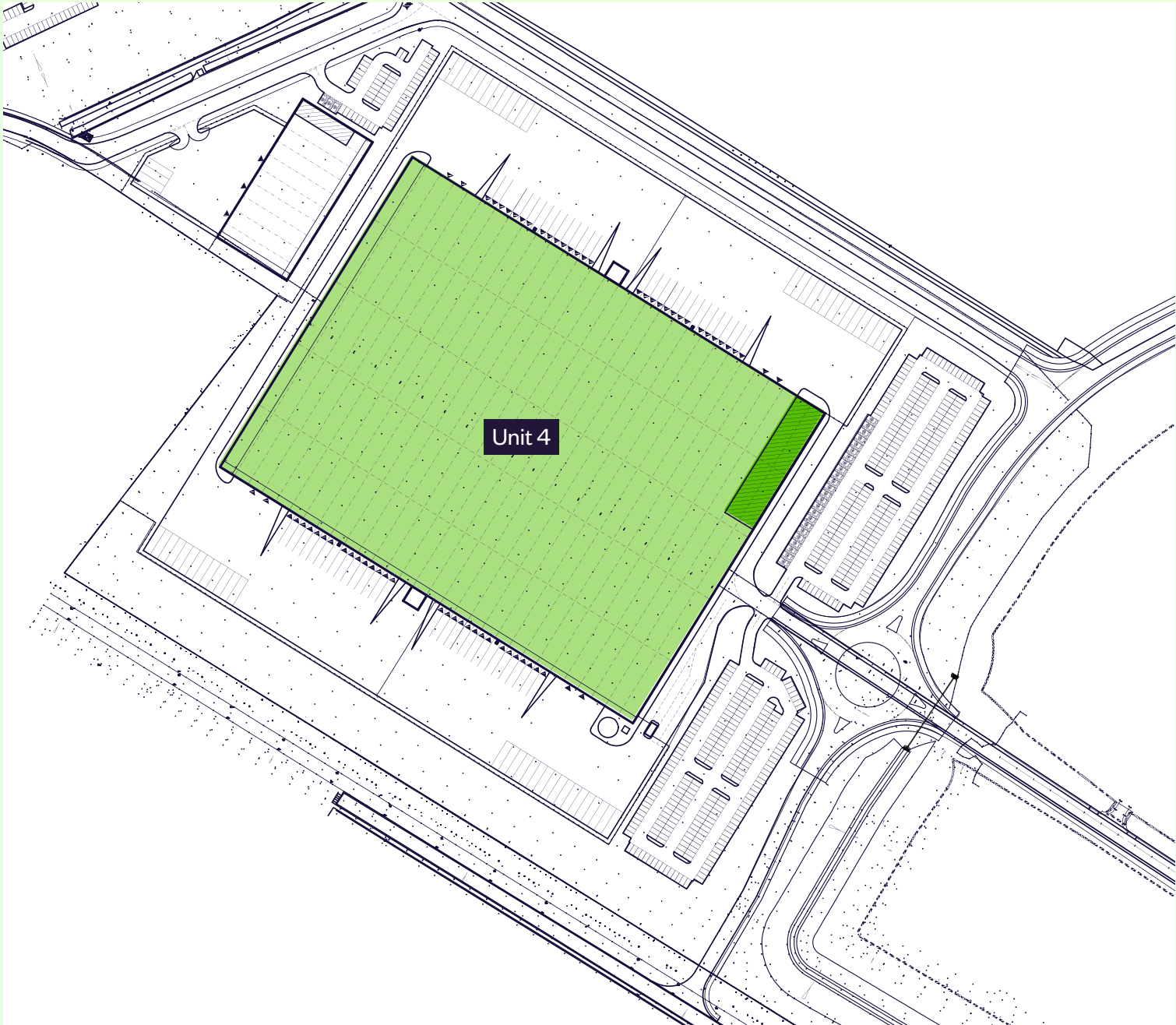
Unit	sq m	sq ft
1	36,031	387,826
2A	5,256	56,575
2B	10,512	113,145
3	3,440	37,000
4	45,639	491,247
TOTAL	100,878	1,085,793

- Warehouse space
- Office space

Indicative masterplan



SITE PLAN



With detailed planning consent secured, Unit 4 is ready to go, with the ability to deliver the scheme within 12 months.

Area schedule	sqm	sq ft
Warehouse	43,200	465,000
Offices	2,160	23,250
Gatehouse	23	245
Two-storey hub office	256	2,752
TOTAL	45,639	491,247

- Warehouse space
- Office space



SPECIFICATION

Our market-leading industrial and logistics properties are designed to improve operational efficiency and offer customers maximum flexibility.

Unit 4 will be designed to the following specification:

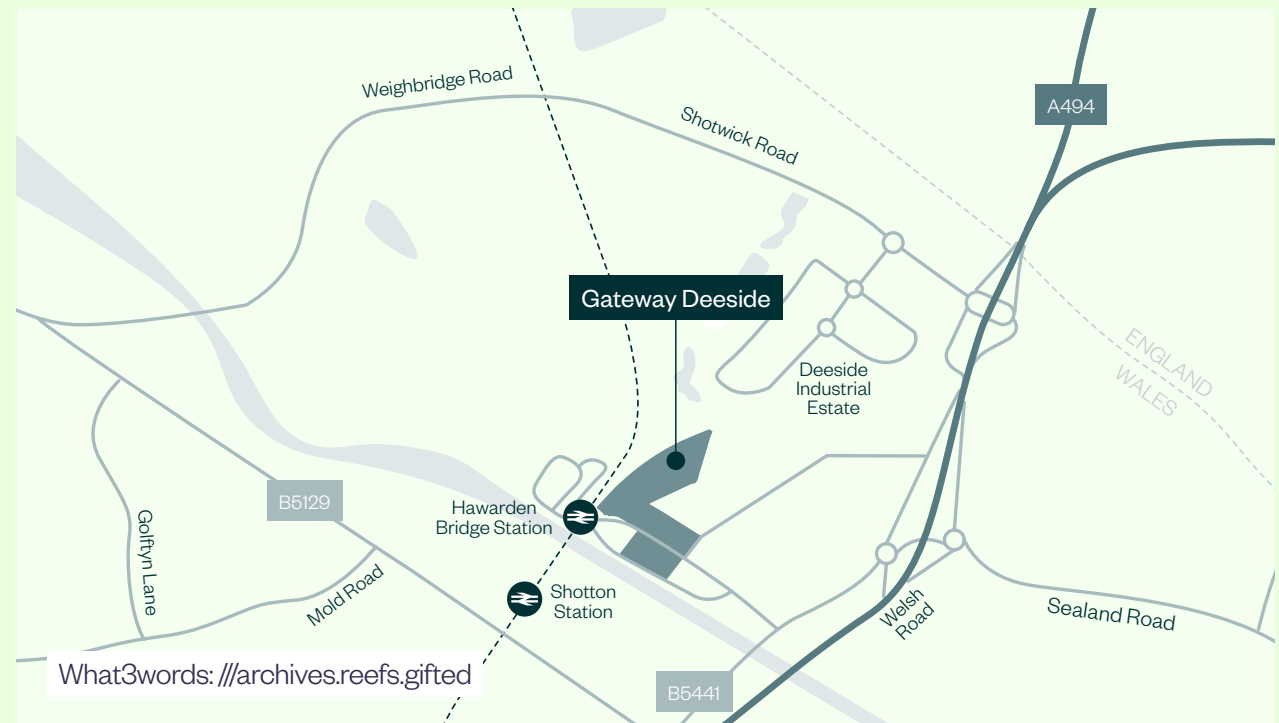
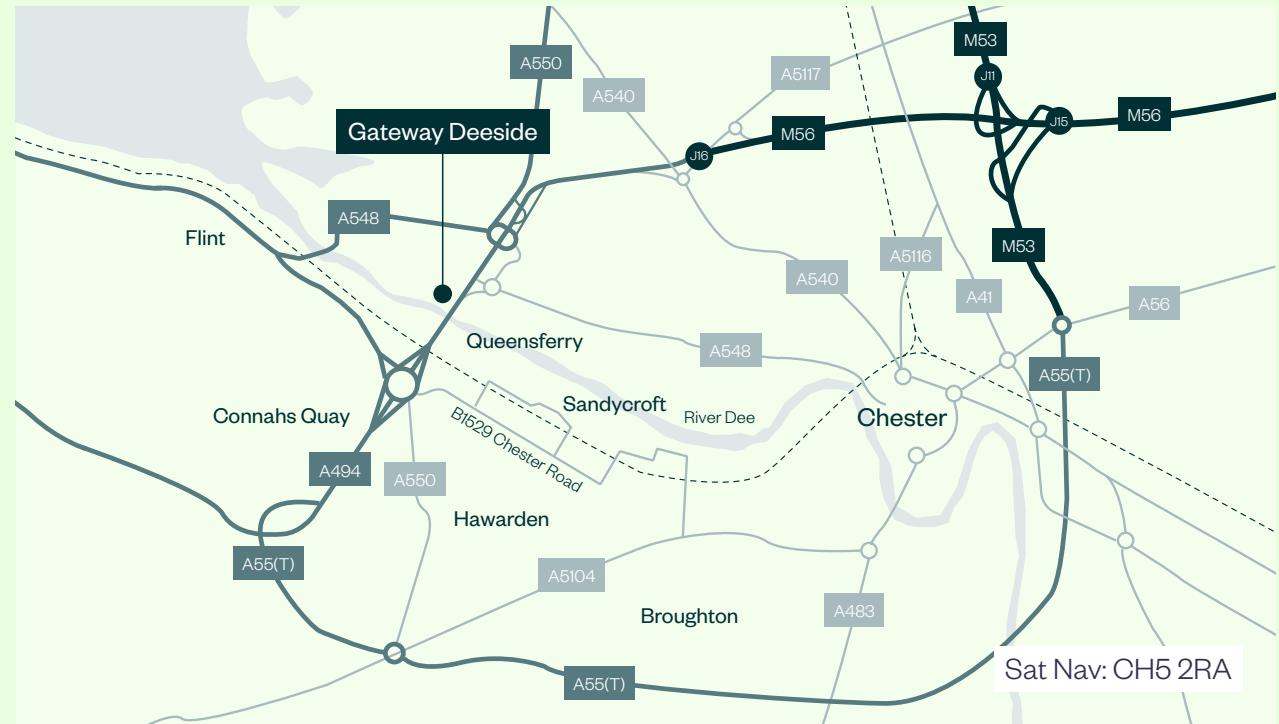
-  18m clear internal height
-  512 car parking spaces
-  55m yard depth (max)
-  132 HGV spaces
-  2.5MVA
-  Targeting BREEAM 'Excellent'
-  48 dock loading doors
-  Designed to achieve an A+ energy performance rating
-  8 level access doors
-  LED lighting throughout
-  Chill store ready building envelope
-  Smart metering
-  Grade A office space
-  EV charging and infrastructure for future EV fleets

LOCATION

Gateway Deeside benefits from fast access to Junction 16 of the M56 via the A494 (Welsh Road) and the A550 (North Wales Expressway), providing excellent links to the regional and national motorway network.

Deeside's strategic location is ideally placed for the Midlands and North West, with Liverpool only 17 miles to the north, Wrexham 14 miles to the south and Manchester 43 miles to the east.

Benefiting from strong freight links, Manchester Airport and Liverpool Peel Port can all be reached within a 35-minute drive. The Port of Mostyn is just 20 minutes away, while the Port of Holyhead can be reached in just over an hour.





ACCESSIBILITY

The site is located to the south of Deeside Industrial Estate and benefits from a new access road delivered by Welsh Government.



ROAD

Chester	6 miles	15 mins
Ellesmere Port	8 miles	18 mins
Liverpool	16 miles	33 mins
M6 (J20)	24 miles	28mins
Manchester	43 miles	58 mins
Leeds	85 miles	1 hr 40 mins
Birmingham	98 miles	1 hr 55 mins
London	220 miles	4 hrs



AIRPORTS

Hawarden Airport	2 miles	10 mins
Liverpool John Lennon	26 miles	35 mins
Manchester Airport	36 miles	40 mins



PORTS

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

NEARBY

Deeside is an established industrial location and home to a variety of manufacturing and distribution companies including those involved in food production, aerospace, energy, pharmaceuticals, paper, packaging and engineering.

It has the highest concentration of manufacturing jobs in the UK and is recognised as a centre for advanced manufacturing and technology on a world scale.

amazon



TOYOTA

AIRBUS



INVESTMENT ZONE STATUS



Parth Buddsoddi
Sir y Fflint a Wrecsam
Flintshire and Wrexham
Investment Zone

Part of the Flintshire and Wrexham Investment Zone, which has been developed to enhance and grow the region's significant advanced manufacturing capabilities, the site will offer the following benefits for qualifying businesses:

Land transaction tax

100% relief for land and buildings bought for commercial use, or development for commercial purposes.

Non-domestic rates

100% relief from non-domestic rates for up to five years on newly occupied business premises.

Enhanced capital allowance

100% first year allowance for companies' qualifying expenditure on plant and machinery assets.

Enhanced structures and buildings allowance

Accelerated relief to allow businesses to reduce their taxable profits by 10% of the cost of qualifying non-residential investment per year, relieving 100% of their cost of structures and buildings over 10 years.

Employer National Insurance contributions (NICs) relief

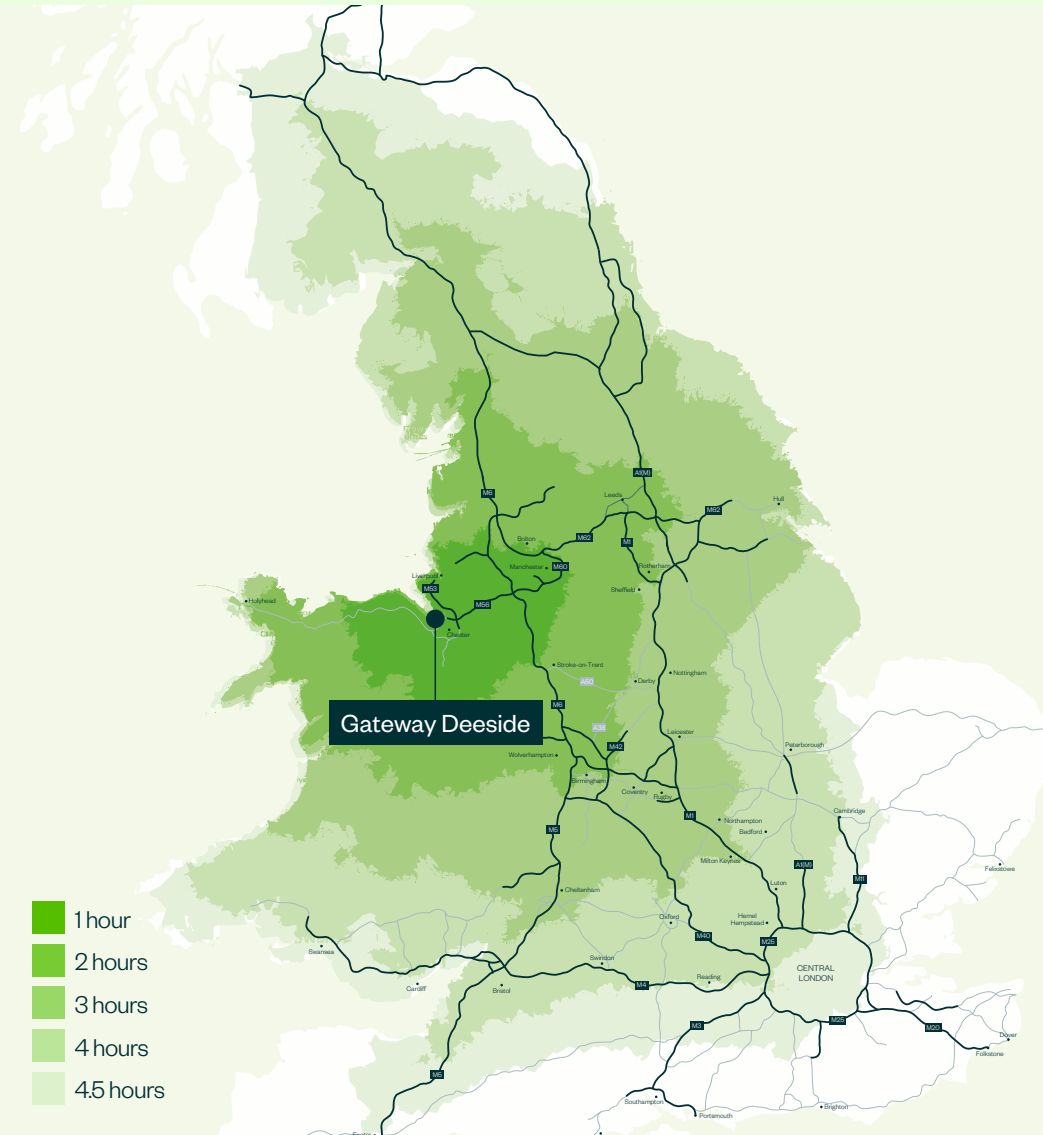
Zero-rate employer NICs on salaries of any new employee working in the tax site for at least 60% of their time, on earnings up to £25,000 per year, with employer NICs being charged at the usual rate above this level. This relief can be applied for up to 36 months per employee.



DEMOGRAPHICS

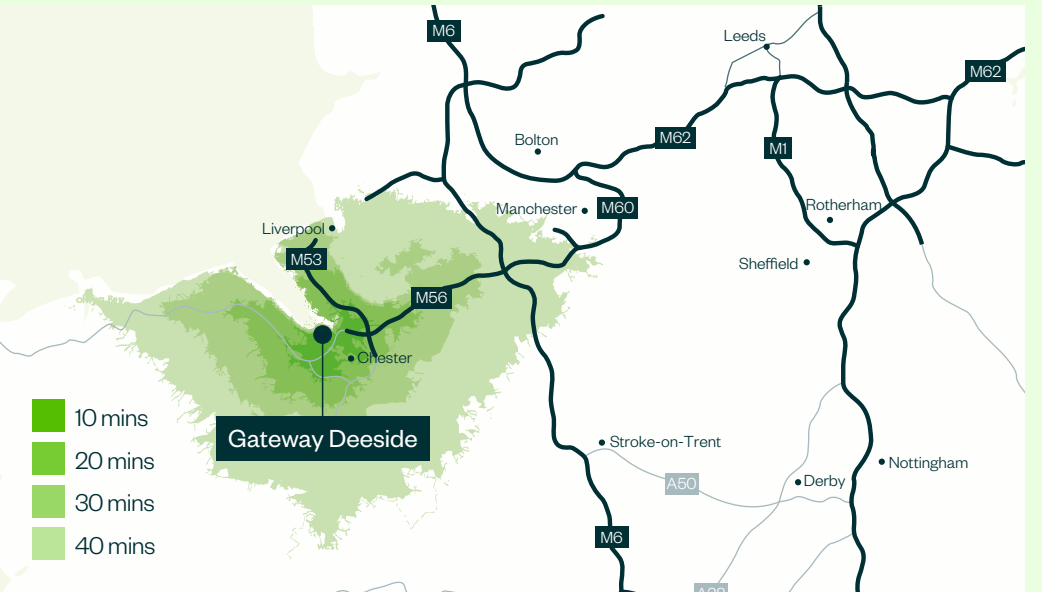
HGV drivetimes

56.5% of the population can be reached within a 4.5-hour HGV drive time. The Port of Liverpool is extremely accessible and is the best connected container terminal in the country.

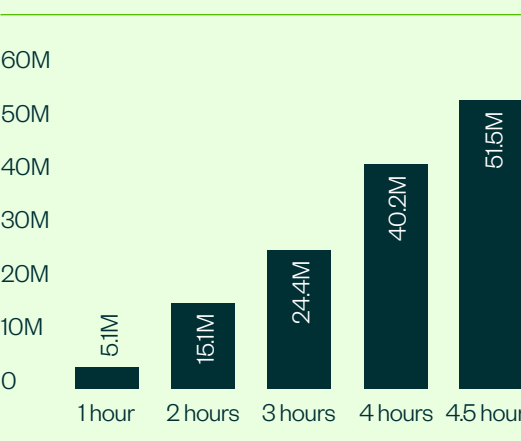


Car drivetimes

Within a 30 minute commutable drive time, the site can tap into employment from Warrington and Liverpool.

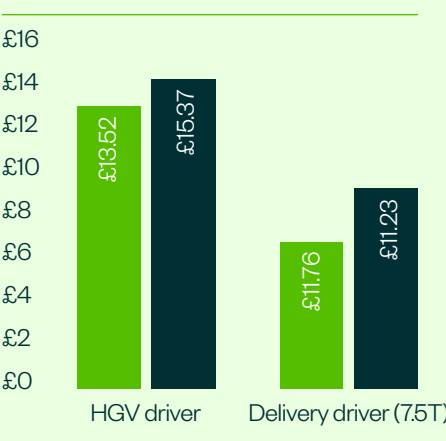


HGV drivetime reach



Source: Esri and Michael Bauer Research

Average salary



Indeed

AN EXPERIENCED DELIVERY TEAM

The joint venture combines Goodman's global capabilities and experience with regional knowledge and expertise.



Goodman is a specialist global industrial property group. It owns, develops and manages high-quality, sustainable properties that are close to consumers and provide essential infrastructure for the digital economy. With more than 400 properties located in key consumer markets, Goodman works with a diverse range of local and global customers within the ecommerce, logistics, retail, consumer goods, automotive, pharmaceutical and technology industries.

NPL
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NPLL focuses on strategic land and property investment. It is currently involved in the development and promotion of 600-acres across North Wales and the North West using its local expertise to generate added value, and deliver high quality and sustainable developments across the employment and residential sectors.



CONTACT US



Nigel Dolan
Development Director
nigel.dolan@goodman.com
07793 709629
0203 426 0857



Richard Johnson
richard.johnson@jll.com
07980 837328

Tom Watkins
tom.watkins@jll.com
07917 093167



Matthew Pochin
mattpochin@legatowen.co.uk
07831 445009

Mark Diaper
markdiaper@legatowen.co.uk
07734 711409

Delivered in partnership with:



0203 426 0800 | gatewaydeeside.com

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