



UNIT50

UNDER  
REFURBISHMENT



ZONE 2

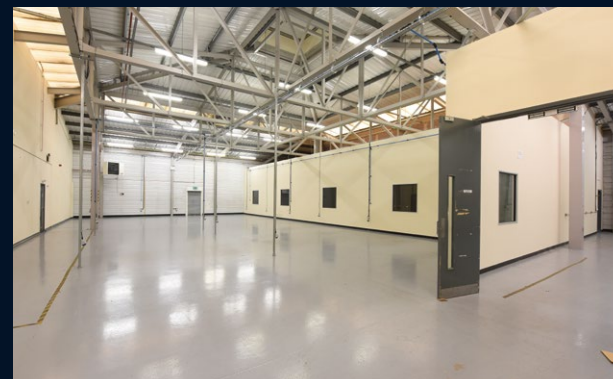
DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING  
AND DISTRIBUTION LOCATION

9,817 SQ FT (912.0 SQ M)  
+ SELF CONTAINED YARD



Internal photographs taken prior to Tenant occupation



UNIT50



ZONE2

DEESIDE INDUSTRIAL PARK



## SPECIFICATION

- Steel frame construction
- 2 ground level access doors
- 5m clear working height
- Single storey office/staff accommodation
- Dedicated car parking
- Dedicated secure compound

## ACCOMMODATION

| Unit area       | sq ft         | sq m            |
|-----------------|---------------|-----------------|
| Warehouse       | 7,079         | 657.7           |
| GF Office       | 2,737         | 254.3           |
| <b>Total</b>    | <b>9,817</b>  | <b>912.0</b>    |
| <b>Compound</b> | <b>10,000</b> | <b>929.0 sq</b> |



Internal photographs taken prior to Tenant occupation



UNIT50

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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 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

An epc is being prepared and will be available upon request.

## ANTI-MONEY LAUNDERING

Proposed purchasers agree to provide evidence of their identity, management or ownership as well as recent proof of address, photographic ID and in the case of purchasers, source of funding.

## CODE FOR LEASE BUSINESS PREMISES

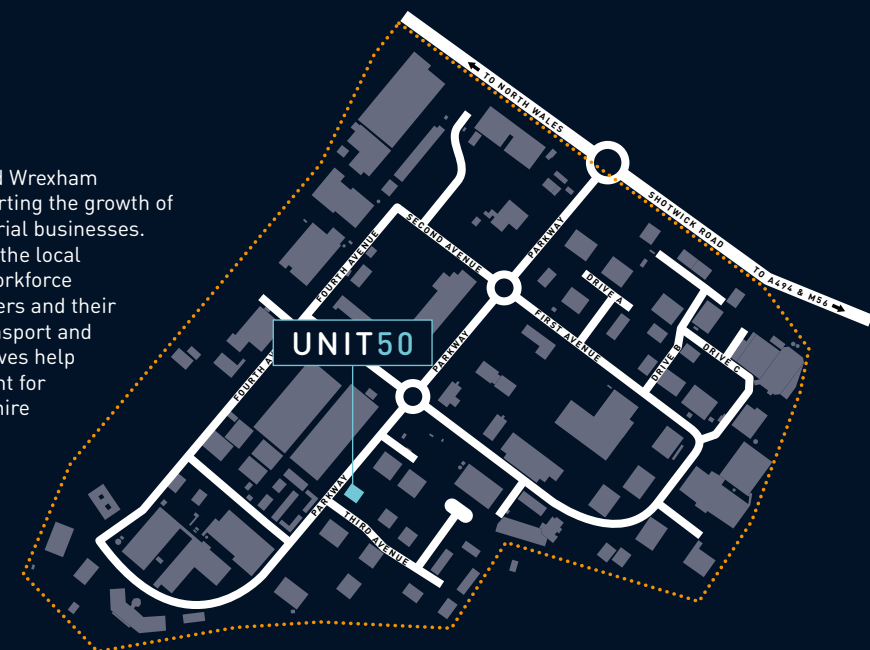
Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.



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:

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Wrexham  
E: [iz@wrexham.gov.uk](mailto:iz@wrexham.gov.uk)



## CONTACT

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

[WWW.ZONE2DEESIDE.COM](http://WWW.ZONE2DEESIDE.COM)

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