



GATEWAY DEESIDE

Part of the Flintshire and Wrexham Investment Zone

New industrial / warehouse units
37,000 sq ft – 500,000 sq ft +



NPL
LIMITED



Flintshire, CH5 2RA
gatewaydeeside.com

Detailed
consent



OVERVIEW

Gateway Deeside is a strategic development site located five miles from the M56 (J16) and only six miles north west of Chester City Centre.

Offering 57-acres of employment land, it can deliver up to 1,125,000 sq ft of high quality industrial and distribution space, available on a freehold or leasehold basis.



Detailed consent for B1, B2 and B8 uses



A readily available workforce, with up to 770 new homes being delivered locally



Fast dual carriageway access to the M56 motorway



Investment Zone status, providing rates relief and capital allowance eligibility



SITE PLAN

The consented masterplan can be immediately delivered.
Alternatively, the site can support bespoke design and build opportunities up to 500,000 sq ft.

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





Indicative Goodman properties

SPECIFICATION

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



BREEAM 'Excellent'



EPC 'A' rating



Dock level loading



Level access loading



5-10% office / staff accommodation



50m yard depths on 100,000 sq ft+ units



Dedicated on-site car parking



HGV trailer parking



EV charging points



Excellent eaves height



Primary substation to feed the park



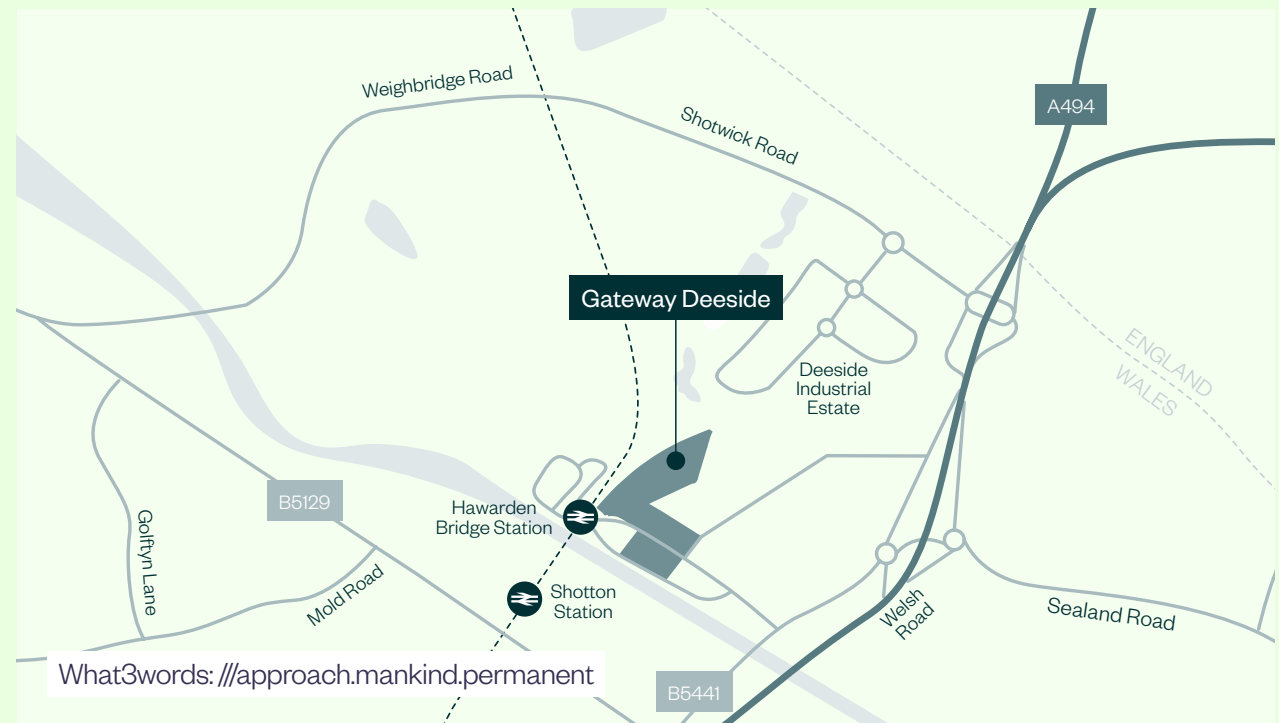
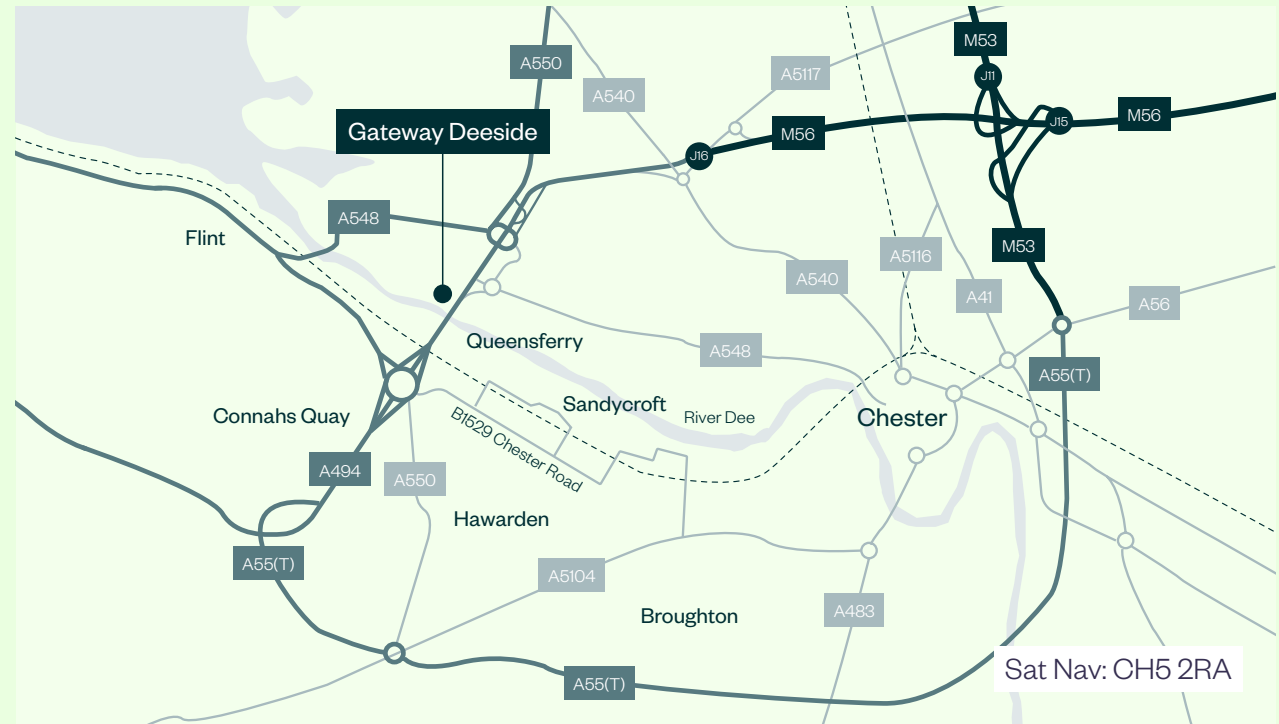
50kN/m² floor loading

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. It covers an area of over 2,000 acres and is 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

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

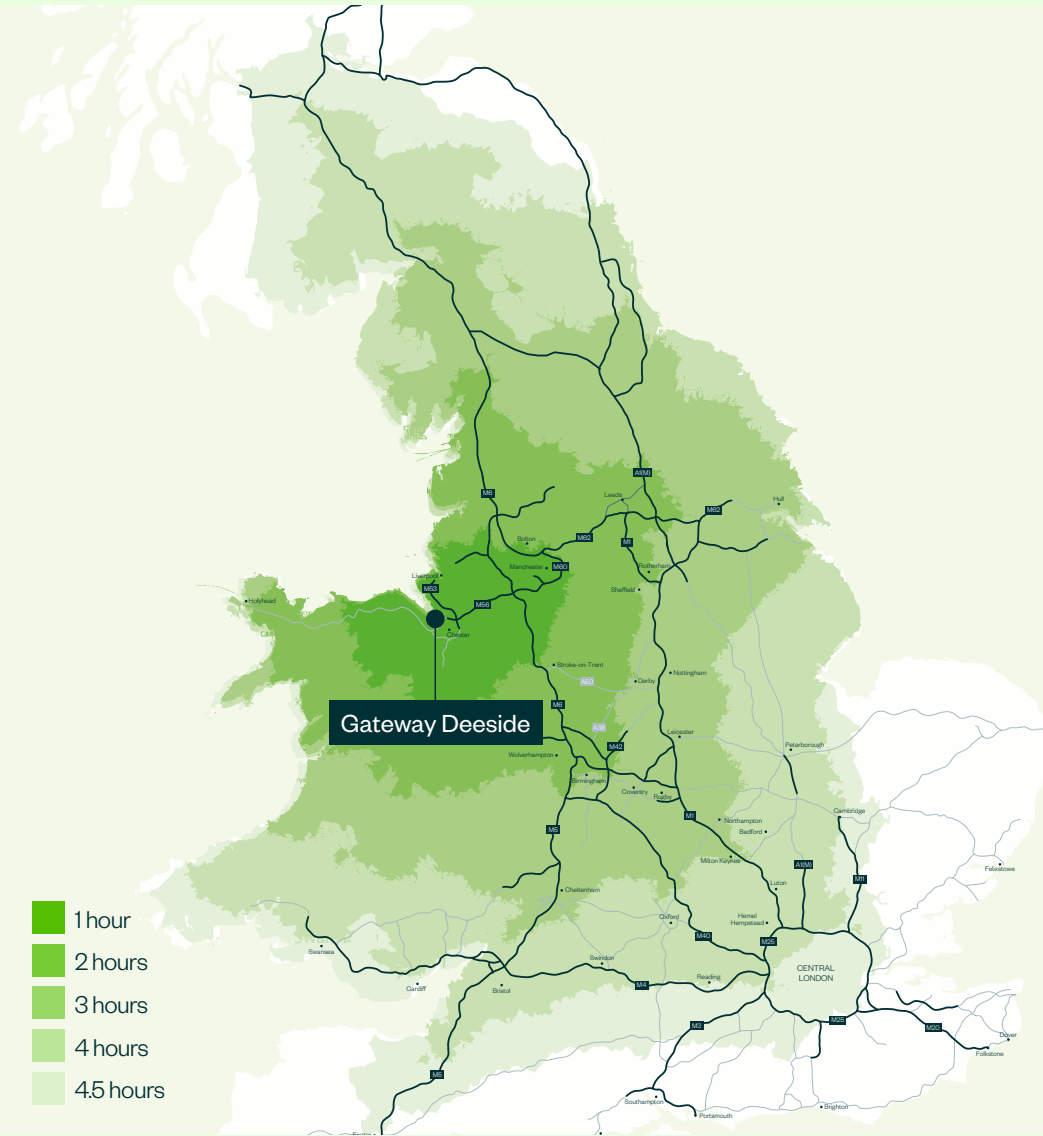
Zero-rate employer NICs on salaries of any new employee working in the tax site for at least 60% of their time, on earnings up to £25,000 per year, with employer NICs being charged at the usual rate above this level. This relief can be applied for up to 36 months per employee.



DEMOGRAPHICS

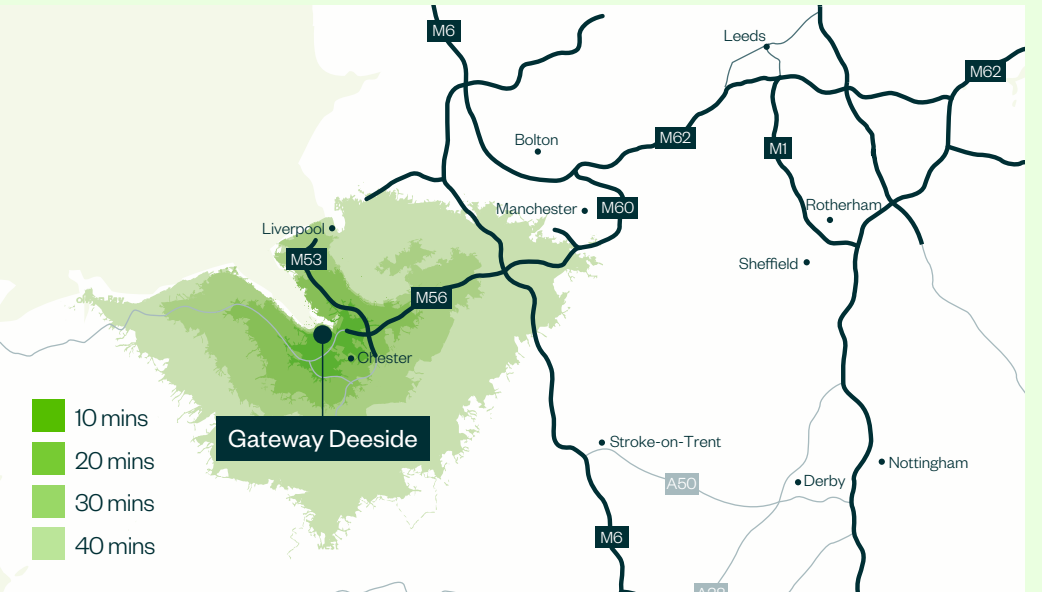
HGV drivetimes

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.

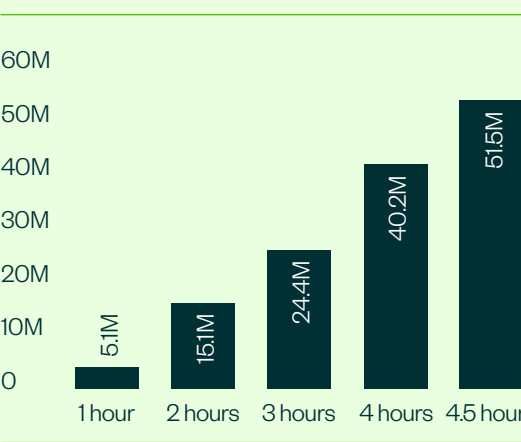


Car drivetimes

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

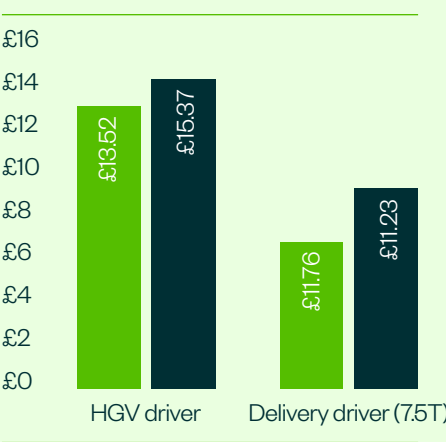


HGV drivetime reach



Source: Esri and Michael Bauer Research

Average salary



Indeed, 2023

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.

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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.



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