



UNIT 66

TO BE REFURBISHED



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

5,707 SQ FT (530.2 SQ M)



UNIT 66



ZONE 2

DEESIDE INDUSTRIAL PARK



SPECIFICATION

- Portal frame construction
- Ground level access door
- 5m clear working height
- Single storey office/staff accommodation

ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	3,414	317.2
GF Office	1,152	107.0
FF Office	1,141	106.0
Total	5,707	530.2





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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.

SERVICE CHARGE

A service charge is levied for the common parts of the estate and mobile security.

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.

EPC

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



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
 E: investmentzone@flintshire.gov.uk
 Wrexham
 E: iz@wrexham.gov.uk



CONTACT

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

WWW.ZONE2DEESIDE.COM

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