

# Express Way 104

Express Way 104, Tenth Avenue Deeside Industrial Estate Deeside CH5 2UA  
Warehouse | 52,372 ft<sup>2</sup>



To be refurbished



5.21 metre eaves height



Concrete loading yard



Air conditioned offices 4,964 sq ft



Steel portal frame



4 up and over sectional loading

Available to Let



## Location & Connections

Express Way 104 is located on Zone 3 of Deeside Industrial Park in a prominent roundabout location fronting Tenth Avenue.

Deeside Industrial Park is 2 miles from the end of the M56 and provides access to the national motorway and road network, servicing North Wales and the North West.

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.





## Description

The unit is due to undergo a comprehensive refurbishment, features include - Steel portal frame construction in two bays with glazed curtain walling to the front elevation and full height pvc profile steel cladding systems to the elevation and roof.

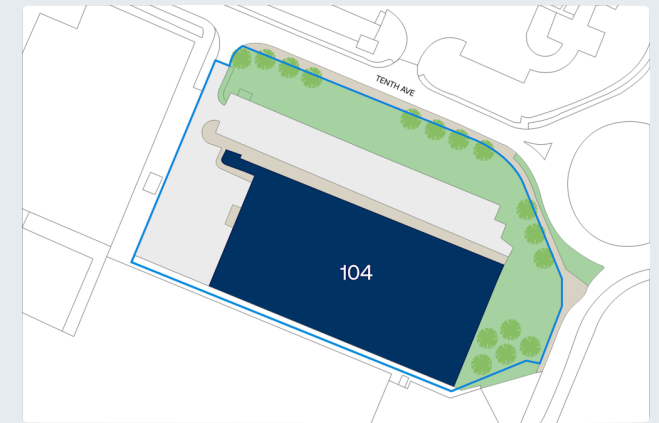
There are separate generous parking and loading areas. The unit has 4 up and over sectional loading doors, with a 5.21m eaves height (to the underside of haunch)

## Further information

**EPC**  
EPC is available upon request.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 104	Warehouse	52,372	Immediately
<b>Total</b>		<b>52,372</b>	

[Book a viewing](#)

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