



3NEWTECHSQ



ZONE 2

DEESIDE INDUSTRIAL PARK

FOR SALE / TO LET

FLEXIBLE B1 HI-TECH /
OFFICE ACCOMMODATION

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

UP TO 23,378 SQ FT (2,171.9 SQ M)



3NEWTECHSQ



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 First 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.

FINANCIAL ASSISTANCE

For business support refer to the Deeside Enterprise Zone website: <https://businesswales.gov.wales/enterprisezones/zones/deeside>

Deeside is situated within a Tier II Grant Assisted Area and qualifying projects may be eligible for grant support.

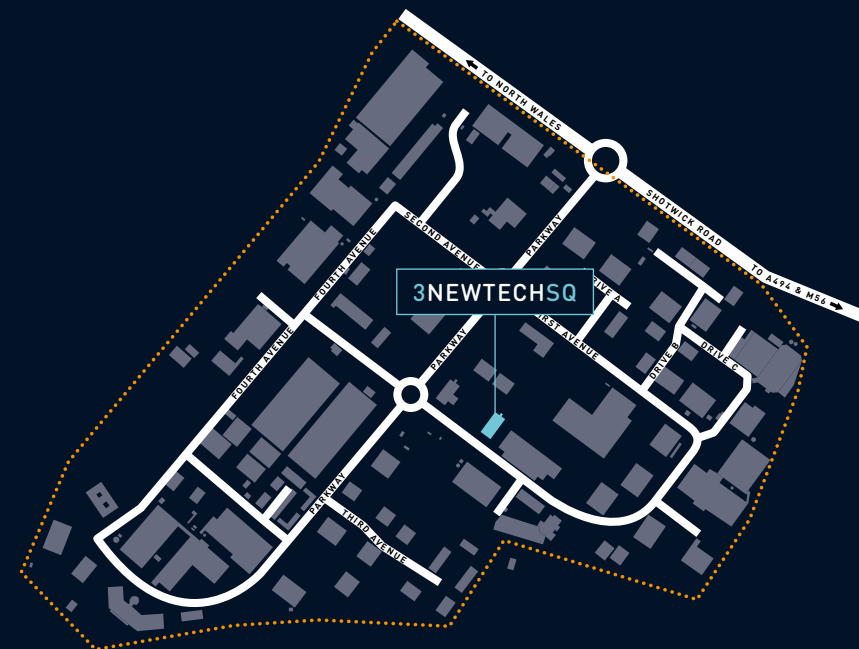
For further details contact the business wales helpline
Businesssupport@wales.gsi.gov.uk
0300 062 6666

SPECIFICATION

- Two storey accommodation
- Steel frame construction
- Brick clad elevations
- Pitched tile roof
- Internal shell specification
- Open plan floors
- Dedicated car parking spaces

ACCOMMODATION

Unit area	sq ft	sq m
First Floor Offices	11,186	1,089
Ground Floor Offices	11,186	1,089
Second Floor Plant	1,006	93.5
Total Area	23,378	2,171.9



EPC

The property has an EPC (Energy Performance Certificate) rating of D(87).

CONTACT

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

WWW.ZONE2DEESIDE.COM

Mark Diaper

markdiaper@legatowen.co.uk
01244 408236
07734 711409

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

Jon Thorne

jon@b8re.com
0151 675 5000
07738 73 56 32

B8
0151 675 5000
www.b8re.com