



UNIT 43



ZONE 2

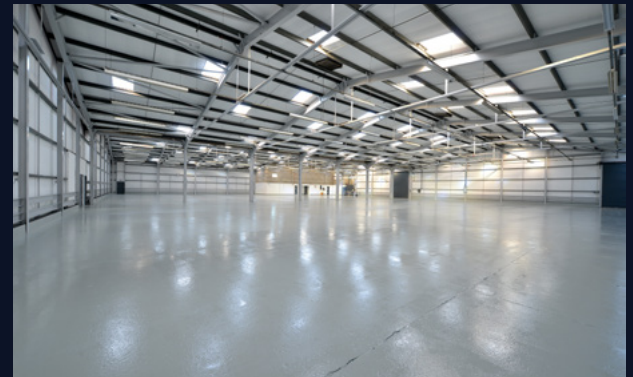
DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

26,279 SQ FT (2,441.4 SQ M)





UNIT 43
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 Drive D, accessed off First Avenue 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 0300 062 6666

EPC

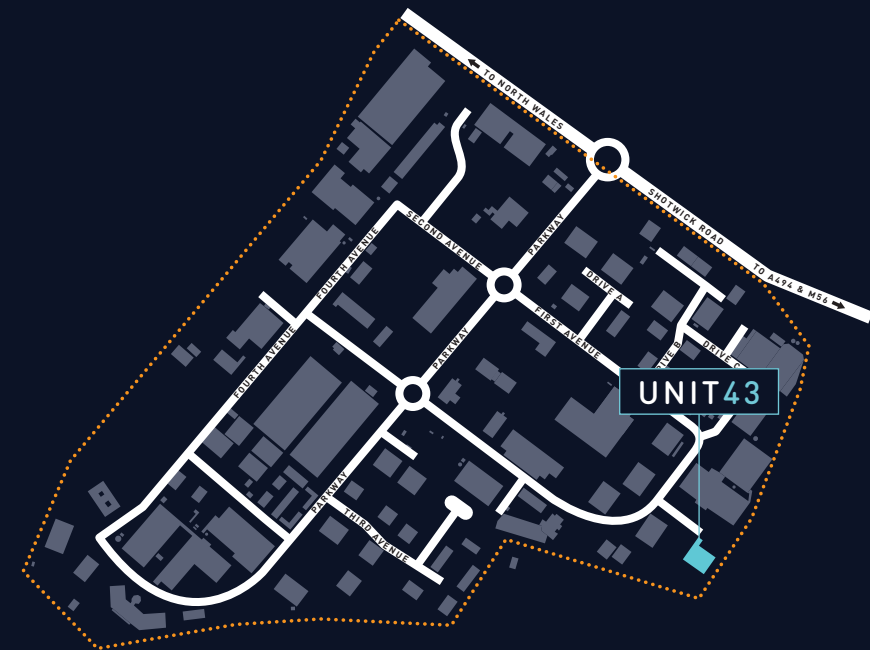
The property has an EPC (Energy Performance Certificate) rating of C(74).

SPECIFICATION

- Steel post & truss construction
- 2 ground level access doors
- 5m clear working height
- Two storey office/staff accommodation
- Dedicated car parking
- Dedicated yard

ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	24,082	2,237.3
GF Office	1,104	102.6
FF Office	1,092	101.5
Total Area	26,279	2,441.4



CONTACT

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

WWW.ZONE2DEESIDE.COM

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