



PHOTOS PRIOR TO TENANT OCCUPATION

UNIT 54



ZONE 2

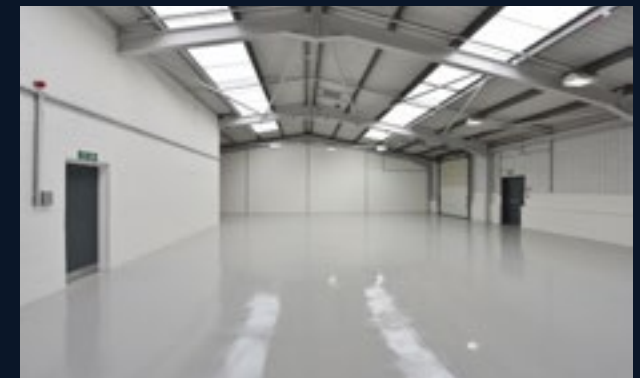
DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING  
AND DISTRIBUTION LOCATION

3,456 SQ FT (321.1 SQ M)





**UNIT 54**  
**22**  
**ZONE 2**  
 DEESIDE INDUSTRIAL PARK

SAT NAV REF:  
**CH5 2NU**

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## 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.

## TERMS

To let on a new FRI lease, terms to be agreed.

## SERVICE CHARGE

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

## FINANCIAL ASSISTANCE

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 E.

## CODE FOR LEASE BUSINESS PREMISES

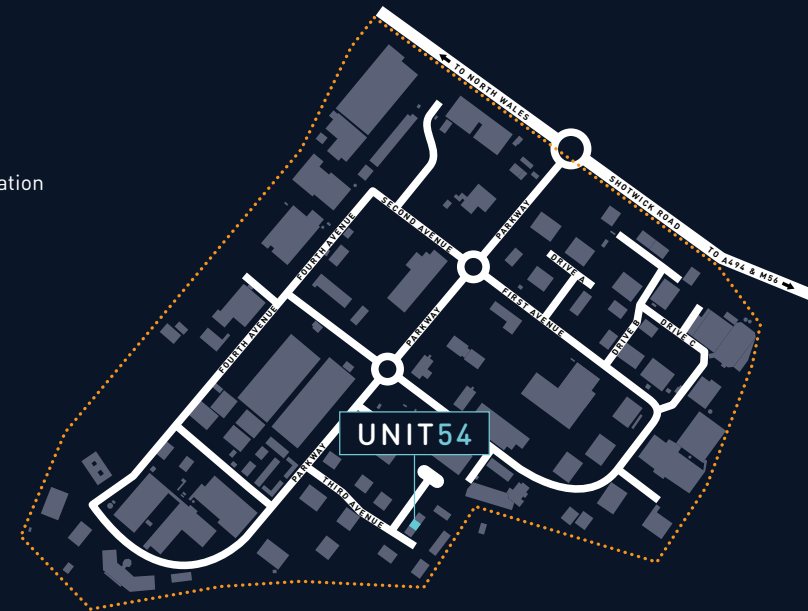
Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.

## SPECIFICATION

- Portal frame construction
- Ground level access door
- 5m clear working height
- Single storey office/staff accommodation
- Car parking
- Rear service yard

## ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	2,850	699.4
GF Offices	606	171.3
<b>Total Area</b>	<b>3,456</b>	<b>321.1</b>



## CONTACT

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

**WWW.ZONE2DEESIDE.COM**

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