



UNIT 68

TO BE REFURBISHED



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING
AND DISTRIBUTION LOCATION

5,079 SQ FT (471.8 SQ M)



UNIT 38



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 off 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.

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

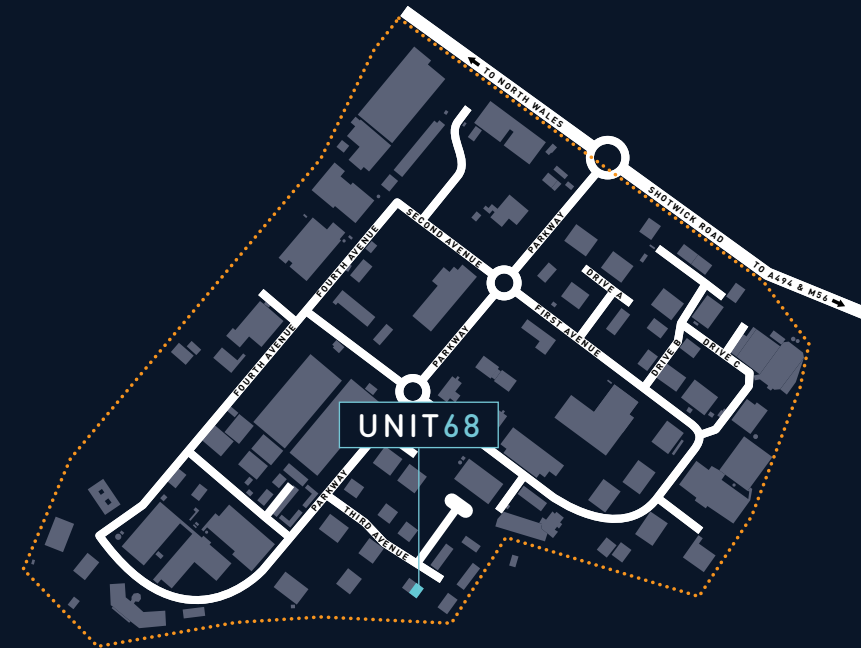
A new EPC will be provided post refurbishment.

SPECIFICATION

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

ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	4,234	393.3
GF Office	426	39.6
FF Office	419	38.9
Total Area	5,079	471.8



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
legatowen.co.uk

Anthony Mellor

anthony@b8re.com

07794 757939
01925 320520

