

# TO LET NEW BUILD INDUSTRIAL / WAREHOUSE UNIT 39,762 SQ FT (3,694 SQ M)

DEESIDE



ZONE 2

CH5 2NU

- High Profile site at entrance to Zone 2
- Available for immediate occupation
- High quality specification
- BREEAM "Excellent"
- EPC A Rating
- Net Carbon Zero



DEESIDE 40 AND DEESIDE 63, PROVIDES TWO NEW HIGH SPECIFICATION INDUSTRIAL/WAREHOUSE UNITS BENEFITTING FROM EXCELLENT PROMINENCE LOCATED AT THE ENTRANCE TO ZONE 2

Deeside Industrial Estate occupies a strategic location on the border of England and Wales providing excellent transport links to North Wales via the A55 and the wider North West region via the M53 and M56 Motorways.

TO A55 →

A494

SOLEIL GROUP

WESTBRIDGE FURNITURE

DEESIDE  
ZONE 2

DEESIDE  
40  
ZONE 2

MAYR-MELNHOF PACKAGING

IFOR WILLIAMS

STARBUCKS / GREGGS / SPAR / BP

ICELAND FOODS

SHOTWICK ROAD

The Industrial Estate was initially developed in the 1970s and now extends to over 600 acres formed of modern manufacturing and distribution warehouses providing in excess of 5m sq ft of Industrial/Warehouse accommodation.

HOME

ENVIRONMENT

SPECIFICATION

THE SITE

LOCATION

GALLERY

FURTHER INFORMATION

← TO M56



→ SPECIFICATION



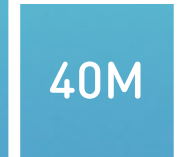
EPC Rating - A  
BREEAM "Excellent"  
Net Carbon Zero



Steel portal  
frame



10% roof  
lights



40m  
yard depth



291kva



2 Dock doors and 2  
level access loading



Office / amenity  
block



Secure,  
self-contained yards



50Kn  
floor loading



10m to underside  
of haunch

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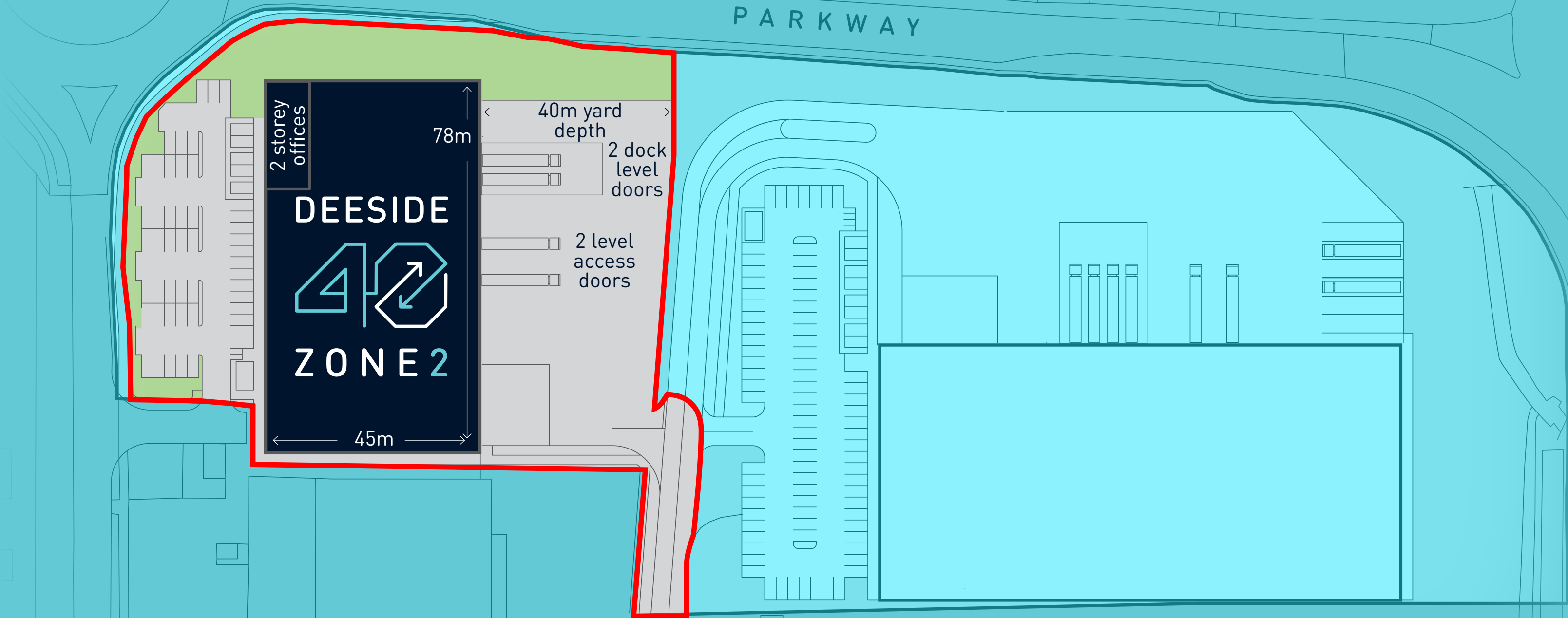
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INFORMATION







ACCOMMODATION

AREA	SQ M	SQ FT
Warehouse	3,452	37,157
GF Office	58	624
FF Office	184	1,981
Total	3,694	39,762

Site extends to  
**8,463m<sup>2</sup>**  
**(2.09 acres)**

→ LOCATION

DEESIDE INDUSTRIAL ESTATE  
HAS ESTABLISHED ITSELF AS ONE  
OF THE NORTH WEST’S PRIME  
INDUSTRIAL LOCATIONS.

Located on the border of both  
England and Wales it is extremely  
well connected to serve the North  
West providing direct links to  
the A55, M53 and M56 serving,  
Manchester (42miles), Liverpool  
(17 miles) & Holyhead (80 miles).





→ GALLERY



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### ZONE 2

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### 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  
Businesssupport@wales.gsi.gov.uk  
0300 062 6666

### 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.

[WWW.ZONE2DEESIDE.COM](http://WWW.ZONE2DEESIDE.COM)

### TERMS

Available on a Leasehold basis, on terms to be agreed.

### LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

### ESG

The building is forecasted BREEAM Excellent with an energy performance rating of A and built to Net Carbon Zero.

### CONTACT

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

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