

AVAILABLE OCTOBER 2022



UNIT 57

UNDER REFURBISHMENT



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING  
AND DISTRIBUTION LOCATION

27,326 SQ FT (2,538.67 SQ M)



**UNIT57**  
**ZONE 2**  
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 DEESIDE INDUSTRIAL PARK

SAT NAV REF:  
**CH5 2NS**

## LOCATION

The premises are located on Zone 2 of Deeside Industrial Park with frontage to 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

A new EPC will be provided post refurbishment.

## CODE FOR LEASE BUSINESS PREMISES

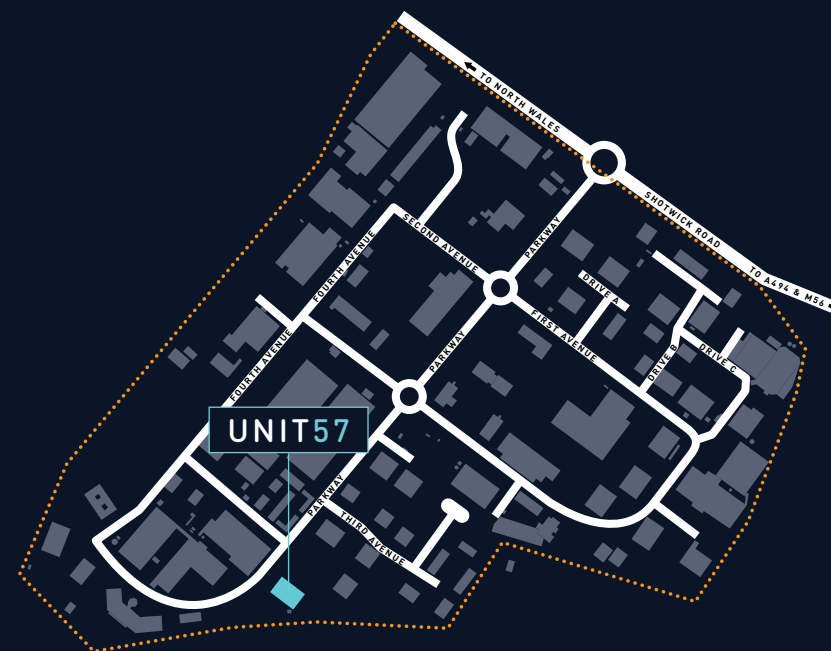
Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.

## SPECIFICATION

- Steel portal frame construction
- Two storey offices
- 5m clear working height
- 3 level access loading doors
- Dedicated car parking
- Self-contained secure yard

## ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	22,111	2,054.17
GF & FF Office	5,215	484.5
<b>Total Area</b>	<b>27,326</b>	<b>2,538.67</b>



## CONTACT

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

**WWW.ZONE2DEESIDE.COM**

**Mark Diaper**

[markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk)  
 01244 408236  
 07734 711409

**LegatOwen**  
 CHARTERED SURVEYORS  
**01244 408200**  
[legatowen.co.uk](http://legatowen.co.uk)

**Alex Perratt**

[alex@b8re.com](mailto:alex@b8re.com)  
 07951 277612  
 01925 320 520

**B8**  
**0151 675 5000**  
[www.b8re.com](http://www.b8re.com)