



UNIT 66



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING  
AND DISTRIBUTION LOCATION

5,707 SQ FT (530.2 SQ M)







**UNIT 66**  
**Z2**  
**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 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

## SPECIFICATION

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

## ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	3,414	317.2
GF Office	1,152	107.0
FF Office	1,141	106.0
<b>Total</b>	<b>5,707</b>	<b>530.2</b>



## EPC

An EPC is being prepared and will be available upon request.

## 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**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

**Jon Thorne**

[jon@b8re.com](mailto:jon@b8re.com)  
 0151 675 5000  
 07738 73 56 32

