



# PROSPECT PARK

PARKWAY, DEESIDE INDUSTRIAL PARK  
DEESIDE, FLINTSHIRE CH5 2NS



**FOR SALE/TO LET**

**NEW INDUSTRIAL / WAREHOUSE UNITS**

**5,584 - 38,136 SQ FT (519 - 3,546 SQ M)**

## DESCRIPTION

All of the units are built to a high specification to include;

- ▶ Steel portal clear span construction
- ▶ Insulated cladding to elevations & roof
- ▶ Eaves height from 7 to 8 metres
- ▶ Electronically operated level access sectional up and over doors to warehouse
- ▶ Roof lights to warehouse
- ▶ Generous car parking provision
- ▶ Designated yard area with 25 metre turning circle
- ▶ Separate glazed reception/ office entrance
- ▶ Two storey offices
- ▶ Male, female / disabled WCs

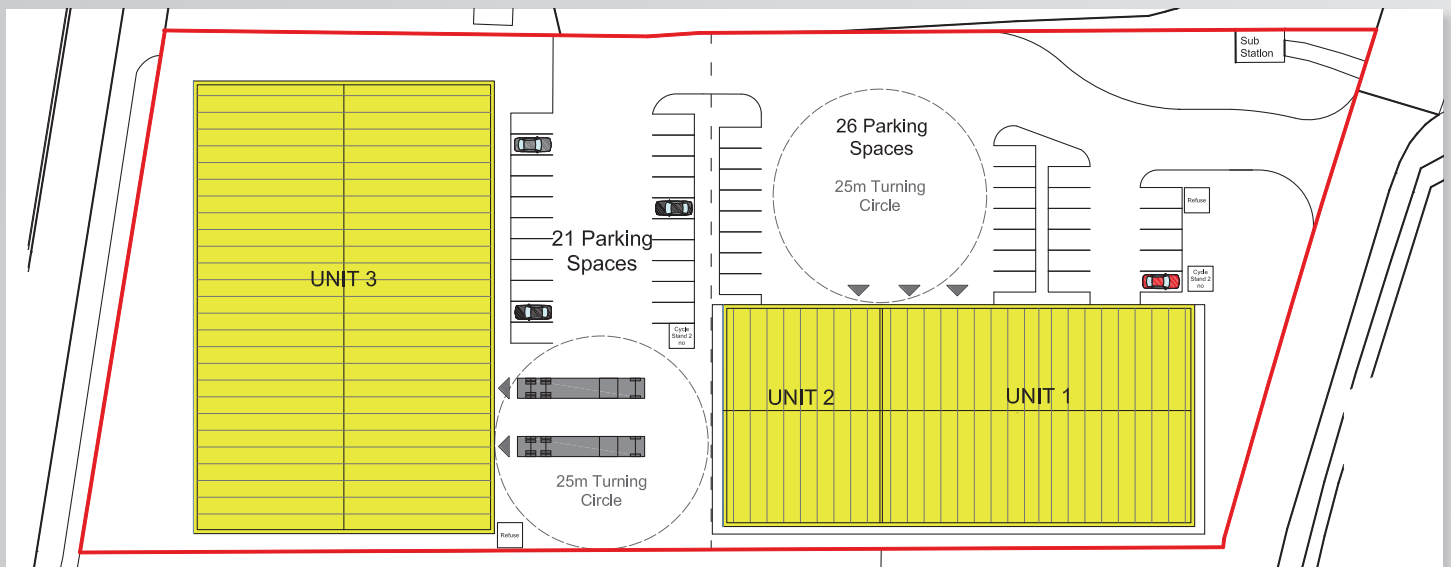
## ACCOMMODATION

The units are built as per the schedule below:

Unit 1	Sq M	Sq Ft	Unit 2	Sq M	Sq Ft	Unit 3	Sq M	Sq Ft
Ground Floor	946	10,175	Ground Floor	474	5,103	Ground Floor	1,868	20,104
First Floor	93	991	First Floor	45	481	First Floor	120	1,282
Total	1,039	11,166	Total	519	5,584	Total	1,988	21,386
Combined Total							3,546	38,136



## SITE PLAN



## DEESIDE ENTERPRISE ZONE

Enterprise Zones are geographical areas that support new and expanding businesses by providing a first class business infrastructure and compelling incentives.

Deeside Enterprise Zone in Flintshire, North Wales, is a modern, high skills driven area with ambitions to be recognised as a centre for advanced technological excellence on a world scale. If you have an enquiry about Deeside Enterprise Zone please visit:

<https://business.wales.gov.uk/enterprisezones/enterprise-zone-locations/deeside/about-deeside-zone>

Or contact the Business Information Helpline on:

Telephone: +44 (0)3000 603000

Email: [businesssupport@wales.gsi.gov.uk](mailto:businesssupport@wales.gsi.gov.uk)



## GRANT ASSISTANCE

Prospect Park is situated within a Tier 2 Grant Assisted area and qualifying projects may be eligible for grant support. For further details contact Welsh Government / Flintshire County Council.





## LOCATION

Prospect Park is situated on Parkway, the main spine road of Zone 2, Deeside Industrial Park. Parkway is accessed from the A548 dual carriageway and is directly adjacent to the A550 Expressway which leads onto the M56 approximately 6 minutes' drive/ 3 miles away.

Manchester International Airport and Liverpool John Lennon Airport are both within approximately 30 minutes' drive time. Chester City Centre lies approximately 10 miles to the south east.

## TERMS

The new units are available either for sale or to let on a new full repairing lease for a term of years to be agreed.

## VAT

All prices and rentals quoted are exclusive of but may be liable for VAT.

## LEGAL COSTS

Each party are to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

EPC's are available upon request.

## VIEWING

Strictly by private appointment with the Sole agents:

<b>Stephen Wade</b>	<a href="mailto:stephenwade@legatowen.co.uk">stephenwade@legatowen.co.uk</a>
<b>Mark Diaper</b>	<a href="mailto:markdiaper@legatowen.co.uk">markdiaper@legatowen.co.uk</a>
<b>Matt Pochin</b>	<a href="mailto:mattpochin@legatowen.co.uk">mattpochin@legatowen.co.uk</a>

**LegatOwen**  
CHARTERED SURVEYORS

**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)