



UNIT 3



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING  
AND DISTRIBUTION LOCATION

20,050 SQ FT (1,862.7 SQ M)

UNDER REFURBISHMENT





**UNIT 3**  
**22**  
**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 Drive A, accessed off First Avenue 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: <http://goo.gl/ShVEMT>

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](mailto:Businesssupport@wales.gsi.gov.uk)  
0300 062 6666

## EPC

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

## SPECIFICATION

- Steel post & truss construction
- 2 ground level access doors
- 5m clear working height
- Single storey office/staff accommodation
- Dedicated car park
- Dedicated service yard
- Expansion possibilities

## ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	18,238	1,694.4
Office	1,812	168.3
<b>Total Area</b>	<b>20,050</b>	<b>1,862.7</b>



## CONTACT

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

**WWW.ZONE2DEESIDE.COM**

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