



BOUNDARY PARK

WELSH ROAD // ZONE 1 // DEESIDE // FLINTSHIRE // CH5 2LR

- ⊗ Easy access to J16 M56 and M53 motorways
- ⊗ 8–10m internal eaves height
- ⊗ Secure yard areas
- ⊗ Prominent position onto the A494
- ⊗ Tier II grant assisted area
- ⊗ Enterprise Zone status

www.boundaryparkdeeside.com



in FOLLOW TREBOR

**NEW MODERN
MANUFACTURING/
WAREHOUSE UNITS**

**FROM 10,280 SQ FT
TO 50,000 SQ FT**

**TO LET/FOR SALE
AVAILABLE AUTUMN 2019**



Ariennir yn Rhannol gan
Lywodraeth Cymru
Part Funded by
Welsh Government

TO LET/FOR SALE - HIGH QUALITY PREMISES

LOCATION

Boundary Park is strategically located on the boundary of the Wales and England border. The estate occupies a prominent position fronting the A494 Welsh Road on Zone 1, Deeside Industrial Estate. Zone 1 is accessed from the A550 which in turn connects to J16 of the M56 motorway via the A5117, approximately 3 miles to the east. Notable occupiers on Deeside Industrial Park include: Iceland, Great Bear Distribution, Tata Steel, Toyota and Convatec.

DEESIDE ENTERPRISE ZONE

Located in the Deeside Enterprise Zone and eligible for Tier II Grant Assistance. 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 **click here** for more information or contact the Business Information Helpline by telephone: +44 (0)3000 603000.

ACCOMMODATION (SQ FT)

UNIT	WAREHOUSE	OFFICES	TOTAL
*Unit 1	45,750	4,250	50,000
Unit 2	20,400	3,440	23,840
Unit 3	10,280		10,280

*UNIT 1 can be split

TRAVEL DISTANCES

Chester	6.1 miles
Liverpool	15.3 miles
Manchester	41.3 miles

Source: Google Maps

SPECIFICATION

The buildings will be constructed to a high specification incorporating the following:

- 8–10 m eaves
- BREEAM VERY GOOD
- Concrete service yard
- Fenced and gated
- 30–42m yards
- Floor loading 50kN/m2
- Steel portal frame construction
- Profile metal sheet clad
- 15% skylights to roof
- Electric up & over sectional loading doors
- Mains Gas and 3-phase power
- Dedicated car parking

FIRST FLOOR OFFICE

- Double glazed windows
- Carpet tiles
- Suspended ceiling
- W.C. facilities
- LED Lighting
- Combined heating and cooling system

TERMS

The premises are available by way of sale or by way of new lease.

RENT/PRICE

On application.

FURTHER INFORMATION

Please contact the retained agents:



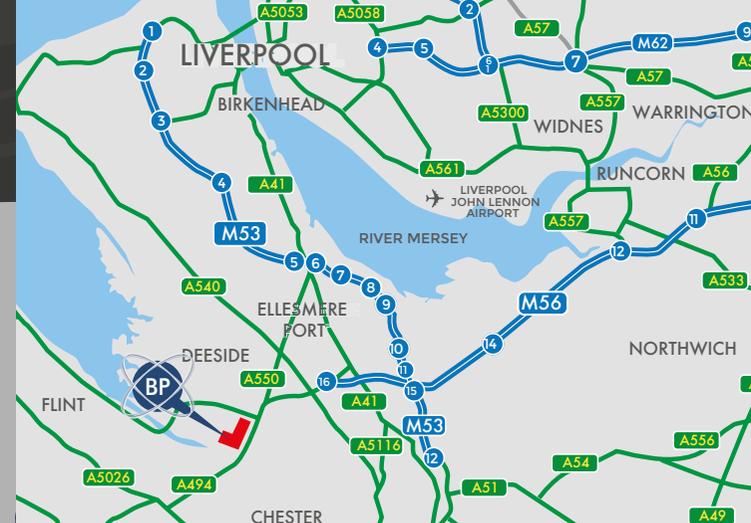
Sam Royle
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EPC

EPC certificates will be available on completion. The construction will aim for an A rating.



Mark Diaper
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SAT NAV: CH5 2LR



Unit 1 can be split

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