

# THE AIRFIELDS

WELSH ROAD | NORTHERN GATEWAY | DEESIDE

-  
**140 ACRE  
PRIME  
DEVELOPMENT  
SITE**

NAV: CH5 2RD



**READY  
FOR  
TAKE  
OFF**

**THE  AIRFIELDS**

SPRING

17

WORK COMPLETING

# THE MOST IMPORTANT STRATEGIC COMMERCIAL DEVELOPMENT OPPORTUNITY IN NORTH WALES & BEYOND



**OUTLINE PLANNING  
SECURED**



**PHASE 1 INFRASTRUCTURE  
WORKS COMPLETE SPRING 2017**



**140 ACRES READY FOR  
IMMEDIATE DEVELOPMENT**



# LAND SALES OR DESIGN + BUILD SOLUTIONS



**INDUSTRIAL**



**LOGISTICS**



**ADVANCED MANUFACTURING**



**RETAIL**



**LEISURE**



**OFFICE**



**ROADSIDE +  
AUTOMOTIVE**



- 
- + **BESPOKE UNITS UP TO 1,000,000 SQ FT**
  - + **ENTERPRISE ZONE STATUS**
  - + **100% CAPITAL ALLOWANCES**
  - + **UP TO 30 METRES CLEAR HEIGHT**
  - + **RAIL LINK POTENTIAL**

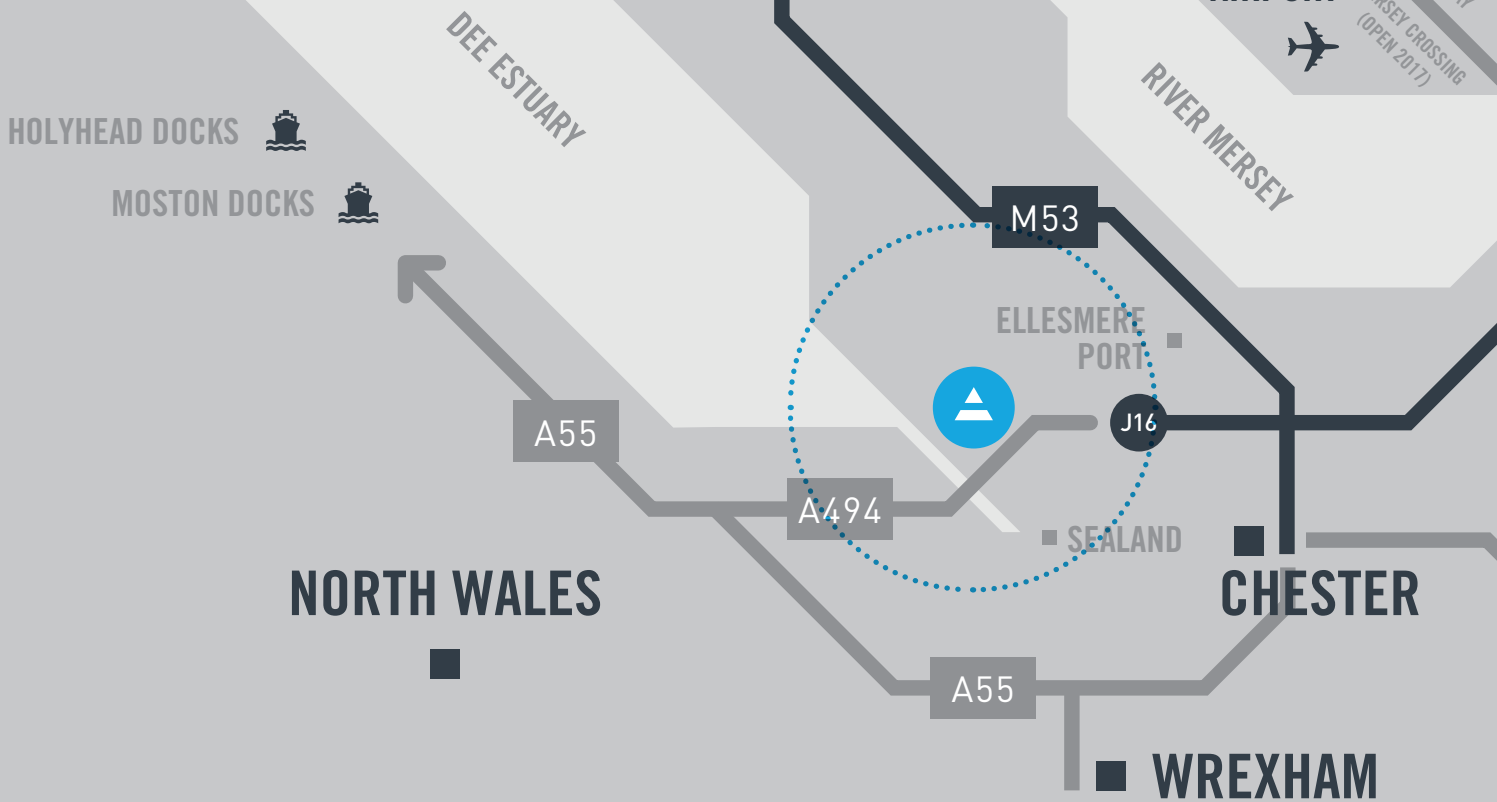


# STRATEGIC LOCATION



Strategically located at Deeside, North Wales, adjacent to the border with England, this prime gateway site provides immediate access to Junction 16 of the M56, which in turn provides rapid access to the North West's comprehensive regional and national motorway network.

The Airfields also benefits from ready access to the key strategic transportation route from Ireland to Continental Europe and beyond, via the A55 / M56 / M62 roads and the ports of Holyhead, Immingham and Amsterdam.



CONNECTIONS



	Chester	6 miles	15 mins
	Ellesmere Port	8 miles	18 mins
	Liverpool	16 miles	33 mins
	Junction 20, M6	24 miles	28 mins
	Manchester	43 miles	58 mins
	Leeds	85 miles	1 hr 40 mins
	Birmingham	98 miles	1 hr 55 mins
	London	220 miles	4 Hrs
	Port of Mostyn	15 miles	28 mins
	Birkenhead Docks	18 miles	30 mins
	Port of Liverpool (Seaforth)	26 miles	45 mins
	Holyhead Port	79 miles	1 hr 30 mins
	Hawarden Airport	2 miles	10 mins
	Liverpool John Lennon	26 miles	35 mins
	Manchester Airport	36 miles	40 mins



RAPID ACCESS TO J16 M56



DEESIDE INDUSTRIAL ESTATE



NEW SITE ENTRANCE VIA DEESIDE INDUSTRIAL ESTATE







**NEW SITE ENTRANCE**

# THE SITE

## LOCAL OCCUPIERS

Located at the heart the Deeside Enterprise Zone, the Airfields extends to 140 acres, with the benefit of outline planning permission for B2/B8 and commercial/roadside uses.

The site has been master-planned utilising the best design principles to create a sustainable business community and can accommodate industrial occupiers in units from 50,000 sq ft up to 1,000,000 sq ft.

This is unique both in the context of North Wales and the adjacent North West region of England. The site will also support over 20 acres of roadside, automotive, retail and leisure uses.



**ConvaTec**



**AIRBUS**



**TATA**

**Iceland**



**TOYOTA**



**MORRISONS**

**GREAT BEAR**

# SITE PLAN

		PLOT SIZE		TOTAL UNIT SIZES	
		ACRES	HA	SQ FT	SQ M
PLOT 1		5.6	2.266		
PLOT 2		5.48	2.217		
PLOT 3		6.94	2.808		
PLOT 4		2.44	0.987		
PLOT A		17.75	7.183	298,900	27,768.49
	A1	Industrial/Trade Counter		25,000	2,322.54
	A2	Industrial/Trade Terrace		10,500	975.47
	A3	Industrial/Trade Terrace		14,400	1,337.79
	A4	Industrial/Distribution		35,000	3251.57
	A5	Industrial/Distribution		50,000	4645.11
	A6	Industrial/Distribution		164,000	15,235.07
PLOT B		27.68	11.202	543,948	50,534
PLOT C		48.75	19.728	1,021,611	94,910
PLOT D		15.38	6.244	252,330	23,422





B

A6

A

A5

A1

A4

A3

A2

03

04

02

01



RESIDENTIAL PLOTS

A494



J16

M56



# KEY FACTS

Strategically located at Deeside, North Wales, adjacent to the border with England, this prime gateway site provides immediate access to Junction 16 of the M56, which in turn provides rapid access to the North West's comprehensive regional and national motorway network.



## Specification

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**Build to suit opportunities from 50,000 sq ft to 1,000,000 million sq ft**

- + Can accommodate a single building of 1,000,000 sq ft
- + Minimum eaves to underside of haunch 12m
- + Maximum eaves up to 30m
- + Minimum floor loading 50kN/m<sup>2</sup> to FM2 finish
- + 1x dock level loading to typically 10,000 sq ft
- + 50m service yard with trailer parking to suit
- + Ability to cross dock available
- + Segregated car parking and loading areas
- + All buildings on self-contained secured plot
- + All building to minimum of BREEAM very good
- + Possible rail connection.

## Retail, Roadside, Leisure

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- + Plots 01,02,03 & 04 total 20.46 acres. Located at the site entrance they have been designated for roadside uses, including pub, restaurant, drive through, leisure, motor trade, hotel and retail
- + Located fronting Welsh Road, the plots enjoy a high profile location between Garden City and Deeside Industrial Estate, with the added benefit of being highly visible to the A494 express road, to the M56 and A55
- + Both plots will be fully serviced to the boundaries.

## Enterprise Zone

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**The Airfields is located within the Deeside Enterprise Zone and benefits from:**

- + Enhanced Capital Allowances (ECAs) - Permitting up to 100% ECAs to be written down on all plant and equipment fit out made before 31 March 2020
- + Discretionary business rates relief of up to £55,000 pa
- + Welsh Government and Flintshire County Council also offer access to:
  - One on one business support
  - Competitive financial packages subject to eligibility
  - Industry-led academic research.

## Funding

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- + Enquiries regarding any potential funding support can be directed to Welsh Government, Business Information Helpline  
Telephone: 03000 603000  
Email: [businesssupport@wales.gsi.gov.uk](mailto:businesssupport@wales.gsi.gov.uk)

## Terms

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- + Bespoke design and build packages are available on a freehold or leasehold basis
- + Serviced plot sales also available.



# WORK FORCE



## POPULATION (2015)

FLINTSHIRE

154,100

WALES

3,099,100

## WORKING AGE POPULATION (2015)



Males Aged 16 – 64:

FLINTSHIRE

47,100

62.1%

WALES

62.6%



Females Aged 16 – 64:

FLINTSHIRE

47,600

60.9%

WALES

61.2%

## LABOUR SUPPLY Economically Active (April 2015 – March 2016)



In Employment

FLINTSHIRE

75,800

76.6%

WALES

75.6%



Unemployed

FLINTSHIRE

3,200

4.2%

WALES

5.4%



## QUALIFICATIONS

NVQ4 and above

FLINTSHIRE

31%

WALES

33.7%

NVQ3 and above

52.3%

54.7%

NVQ2 and above

71.1%

72.2%

NVQ1 and above

86.4%

83.6%



## EMPLOYEES BY SECTOR

	FLINTSHIRE	WALES
Agriculture and Mining	0.3%	0.4%
Energy and Water	1.4%	1.5%
Manufacturing	31.2%	12.3%
Construction	4.3%	4.8%
Wholesale and Retail	12.4%	14.4%
Transport and Storage	3.9%	3.5%
Hotel and Catering	4.6%	7.3%
Information and Communication	3.6%	2.3%
Finance and other Business Services	16.5%	14.7%
Public Administration, Health, Education	19.2%	34.5%
Other Services	2.7%	4.3%

## EMPLOYMENT BY SOCIO ECONOMIC GROUP

	FLINTSHIRE	WALES
Groups 1-3: Managers, Directors, Professional, Associate Professional and Technical:	35.5%	39.5%
Groups 4-5: Administrative, Secretarial, Skilled Trades Occupations:	26.8%	22.8%
Groups 6-7: Caring, Leisure, Service, Sales and customer Services:	17.0%	19.1%
Groups 8-9: Process Plant ,Machinery Operatives, Elementary Occupations:	11.4%	11.2%



SAT NAV: CH5 2RD

# SITE ACCESS

The site provides access to Junction 16 of the M56, 2 miles to the East, via the recently improved A494 link road which in turn links to the regional motorway network and into North Wales by connecting to the A55 2 miles to the south west.

# THE AIRFIELDS

THEAIRFIELDS.CO.UK

## CONTACT



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## A DEVELOPMENT BY

in Association with:



Llywodraeth Cymru  
Welsh Government

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