

# Link56

ZONE 3, DEESIDE INDUSTRIAL PARK, CH5 2LL

**DESIGN & BUILD**  
**FROM 80,000 TO 260,000 SQ FT**

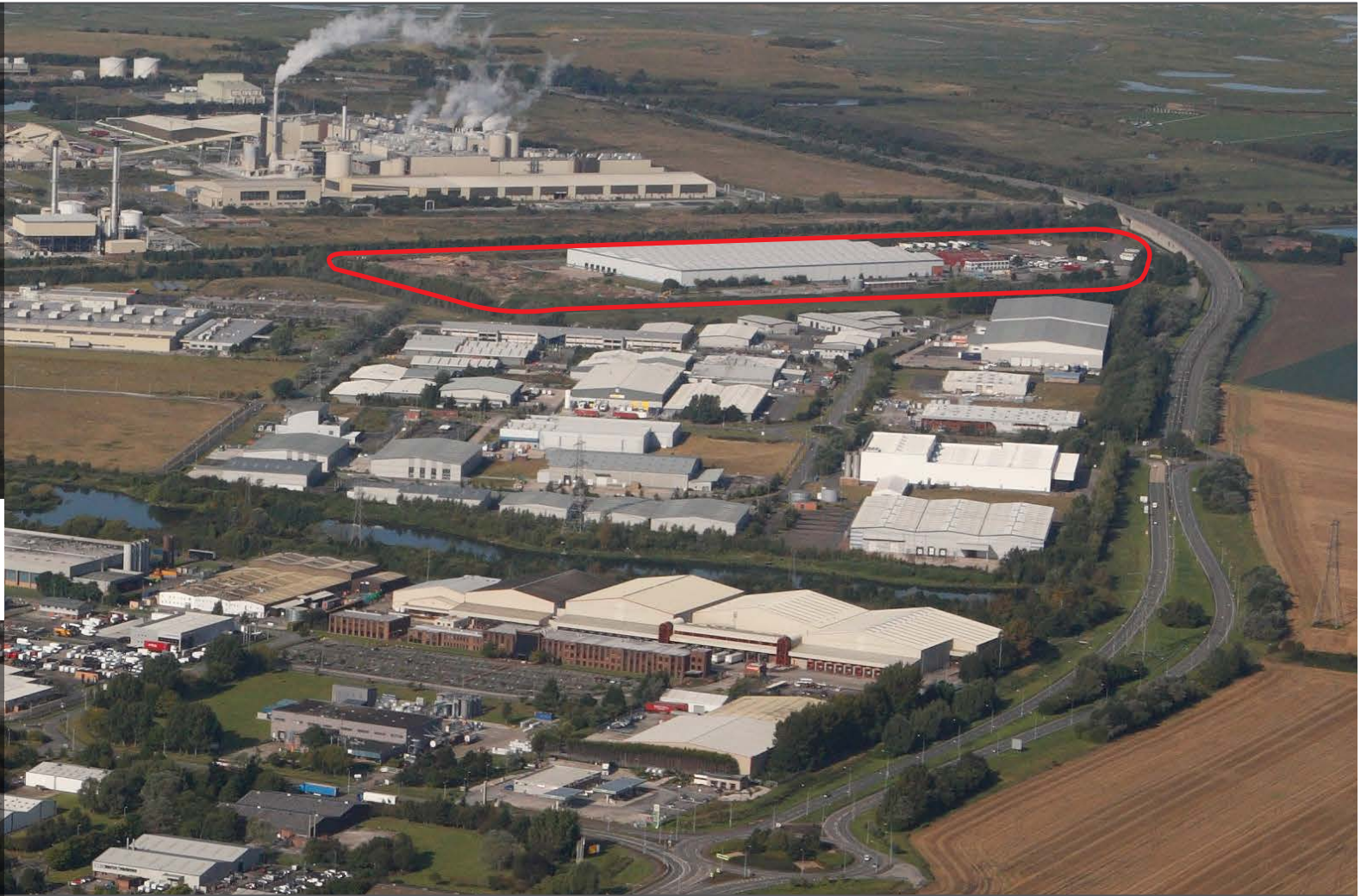


# LINK56

Link 56 is a 52 acre warehouse and distribution park development, strategically located within the North Wales/Cheshire region, capable of accommodating units up to 150,000 sq ft.

Link 56 is a strategic employment site for Flintshire with current occupier Great Bear Distribution occupying a 366,000 sq ft unit.

Major occupiers in the area include:



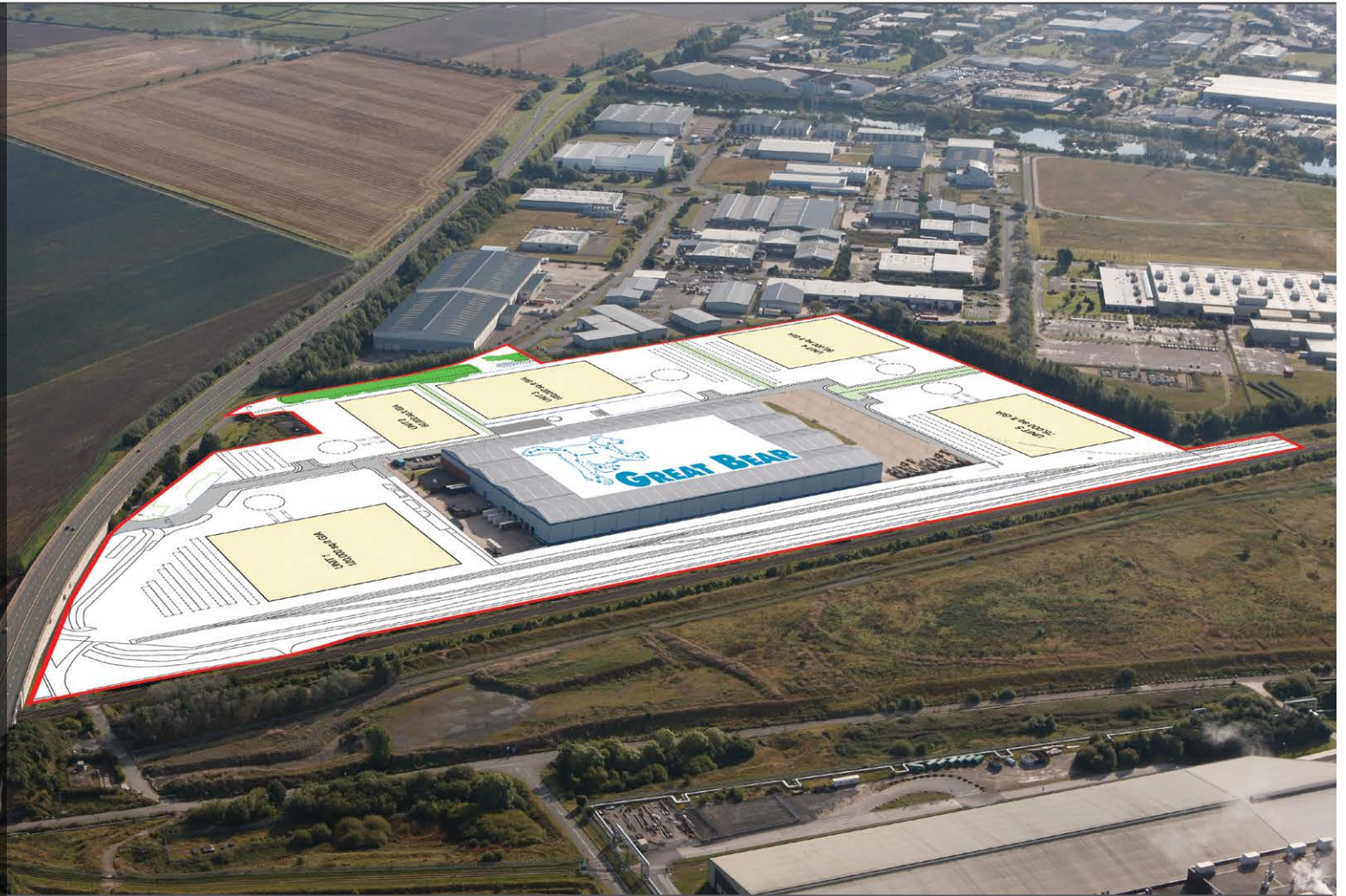


# OPPORTUNITY

Link 56 will comprise a secure self contained warehouse / distribution park providing up to 450,000 sq ft (41,800 sq m) of new floor space.

Bespoke units are available to let on a build to suit basis. A dedicated design team is in place with a proven track record in providing fast track design and build solutions.

- B1/B2/B8 Uses
- Up to 30 metre clear working height
- Dock and level loading access
- Direct rail freight links
- Designated enterprise zone



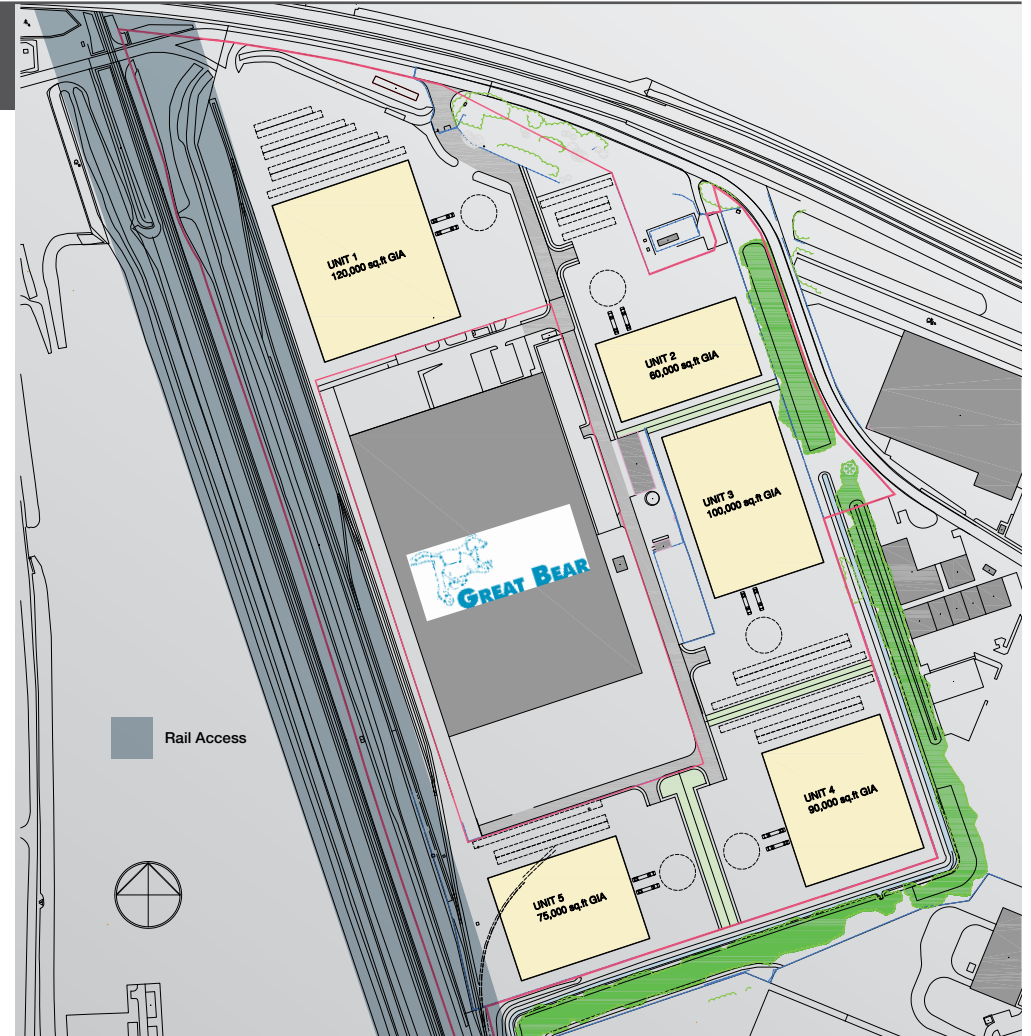
# MASTERPLAN

Great Bear currently occupy 366,000 sq ft of dedicated racked warehouse accommodation.

An indicative master plan shows proposed layout for a number of units of varying sizes.

## CURRENT AVAILABILITY

Unit	Sq Ft	Sq M
Unit 1	120,000	11,148
Unit 2	60,000	5,574
Unit 3	100,000	9,290
Unit 4	90,000	8,361
Unit 5	75,000	6,967



## LOCATION

The park is well located within the region's transport network.

**By Road:**

Directly adjacent to the A550 Expressway, it is four miles by uninterrupted dual carriageway to Junction 16 of the M56 and the country's motorway network. Completion of the Third Dee Crossing has improved access to Flint, Prestatyn and the North Wales coastline.

**By Air:**

Both Manchester International and Liverpool airports are within 40 minutes drive of the Park. Executive flights and cargo handling facilities are available at Hawarden Airport within 3 miles of the Park.

**By Sea:**

The Port of Liverpool is within easy reach of the Park and is complemented by further facilities at Ellesmere Port and Birkenhead.

**By Rail:**

10 miles from Chester which has frequent inner city services to London Euston (2.5 hours). Rail freight facilities are also available at Liverpool and Crewe where the Euro Freight Line terminal offers a direct link to mainland Europe.

**Drive Distances:**

M56	2.2 miles
Chester	7 miles
Port of Liverpool	21 miles
Crewe	32 miles
Manchester	42 miles
Holyhead	80 miles
Birmingham	97 miles
London	212 miles
Felixstone	258 miles
Folkstone Channel Tunnel	290 miles

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## RAIL

Link 56 offers the opportunity for rail linked warehousing together with a dedicated intermodal terminal with a rail head of over 500 metres.



## ENTERPRISE ZONE



The premises falls within Deeside Enterprise Zone and is one of the first Enterprise Zones to be created in Wales by the Welsh Government. These Zones are a key component of the Government's strategy for stimulating growth and supporting business including Enhanced Capital Allowances, Business Rates Relief, and High Speed Broadband.

For further information please visit [www.deesideenterprisezone.co.uk](http://www.deesideenterprisezone.co.uk) or contact Rachael Byrne, Enterprise Manager at Flintshire County Council - 01352 703318 / [rachael.byrne@flintshire.gov.uk](mailto:rachael.byrne@flintshire.gov.uk)

## THE WALES ENTERPRISE ZONE BUSINESS RATES SCHEME

The Welsh Government has launched a Business Rates Scheme covering the Deeside Enterprise Zone.

Eligible small and medium-sized business will be able to apply for a grant of up to £55,000 per annum towards business rates for the duration of the scheme.

Further details can be obtained via [www.enterprisezone.wales.gov.uk](http://www.enterprisezone.wales.gov.uk) or via Brain Chaloner, Deeside Industrial Estate Coordinator, 01352 703063.

## DEMOGRAPHICS

With a strong industrial, manufacturing and hi-tech industry base Deeside can offer occupiers a large, well trained workforce and growing population;

- 59% of the population are of working age,18-59
- A highly skilled workforce with 24% of the population qualified at NVQ4 or above
- High level of economic activity with over 78% in employment
- The manufacturing or construction sector accounting for 42% of employed population

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## FINANCIAL ASSISTANCE

Financial assistance may be available for qualifying projects through the Welsh Assembly Government and Flintshire County Council.

**Contact:**

Kate Catherall  
At Flintshire County Council  
T: 01352 703221

or

Cheryl Dennis  
Business Development Manager  
Rheolwr Datblygu Busnes  
Welsh Government/Llywodraeth Cymru  
E: cheryl.dennis@wales.gsi.gov.uk  
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## VIEWING AND FURTHER INFORMATION

For viewing and further information please contact the sole agents Legat Owen.

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