



UNIT 38



ZONE 2

DEESIDE INDUSTRIAL PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT

SITUATED IN A PREMIER MANUFACTURING  
AND DISTRIBUTION LOCATION

10,439 SQ FT (969.8 SQ M)





**UNIT 38**  
**Z2**  
**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 B, 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: <https://businesswales.gov.wales/enterprisezones/zones/deeside>

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 0300 062 6666

## EPC

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

## SPECIFICATION

- Portal frame construction
- Ground level access door
- 5m clear working height
- Two storey office/staff accommodation
- Dedicated car park
- Dedicated service yard

## ACCOMMODATION

Unit area	sq ft	sq m
Warehouse	9,357	869.3
GF Offices	525	48.8
FF Offices	556	51.7
<b>Total Area</b>	<b>10,439</b>	<b>969.8</b>



## CONTACT

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

**WWW.ZONE2DEESIDE.COM**

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