

AVAILABLE IMMEDIATELY

 CLICK HERE



leftfield
Deeside

Let

Unit 1

Unit 3

TO LET

2 NEW HIGH SPECIFICATION WAREHOUSE / DISTRIBUTION UNITS

Unit 1 – 55,269 sq ft (5,135 sq m)

Unit 3 – 21,174 sq ft (1,967 sq m)

SAT NAV: CH5 2RD

OVERVIEW

Located in a prime industrial hub, Leftfield Deeside comprises three brand new high specification warehouse/distribution units, designed for the forward thinking occupier.

The units have been built to a state-of-the-art specification with unrivalled ESG credentials.

Unit 1 (55,269 sq ft) and Unit 3 (21,174 sq ft) remain available to let.

Leftfield Deeside is located strategically in 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.

NEARBY OCCUPIERS

amazon

Iceland

TATA STEEL



TOYOTA



Morrisons
Since 1959



ict



MM
PACKAGING

Lookers

AIRBUS

ConvaTec

Great Bear



**Strong ESG
Credentials**

EPC A
BREEAM 'Excellent'



**State-of-the-Art
Specifications**



**HGV Drive-time
Reach (Populations)**

Within 1 Hour
- 4,052,378
Within 4 Hours
- 30,472,532



**Lower Average
Wage Levels**
(Deeside vs National)

ACCOMMODATION/SPECIFICATION

UNIT 3	SQ FT	SQ M
Ground Floor Area	20,174	1,874
First Floor Office	1,000	92
Total GIA	21,174	1,967

10m Eaves Height

2 Ground Level Loading Doors

32 Parking Spaces (inc 4 EVC)

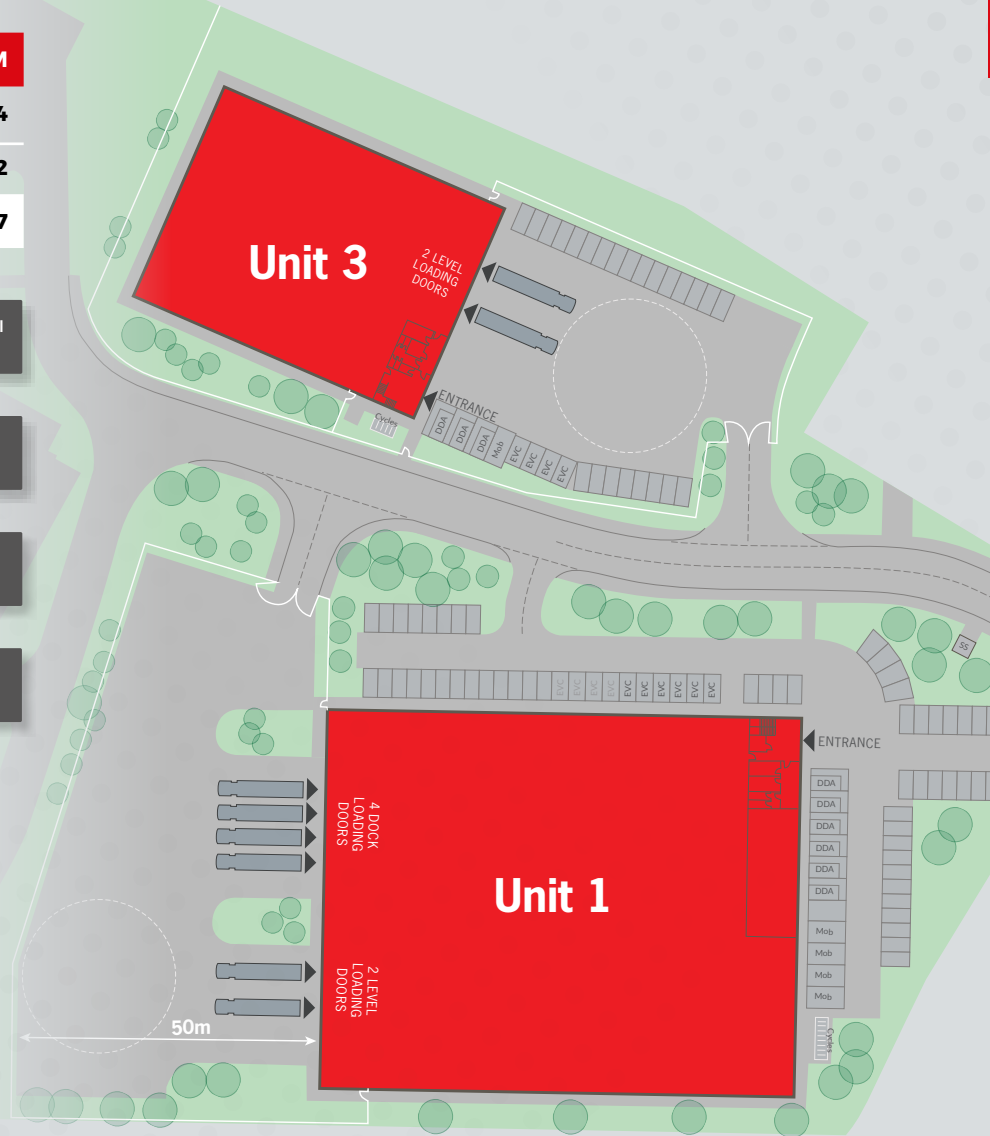
50 Kn/M² Minimum Flooring Load

Self-Contained Yard

BREEAM 'Excellent' Rating

Fully Fitted Offices

200 kVA Power Supply



UNIT 1	SQ FT	SQ M
Ground Floor Area	52,269	4,856
First Floor Office	3,000	278
Total GIA	55,269	5,135

12m Eaves Height

4 Dock Level & 2 Ground Level Loading Doors

75 Parking Spaces (inc 6 EVC)

50 Kn/M² Minimum Flooring Load

Fully Enclosed Self-Contained Yard

BREEAM 'Excellent' Rating

Up to 50m Yard Depth

300 kVA Power Supply

Fully Fitted Offices



21,174 sq ft & 55,269 sq ft



LOCATION

Leftfield Deeside is situated 2 miles east of Junction 16 of the M56, accessed via the recently improved A494 link road, which in turn links to the regional motorway network and North Wales by connecting to the A55, 2 miles to the south west.

