

AVAILABLE IMMEDIATELY

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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



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

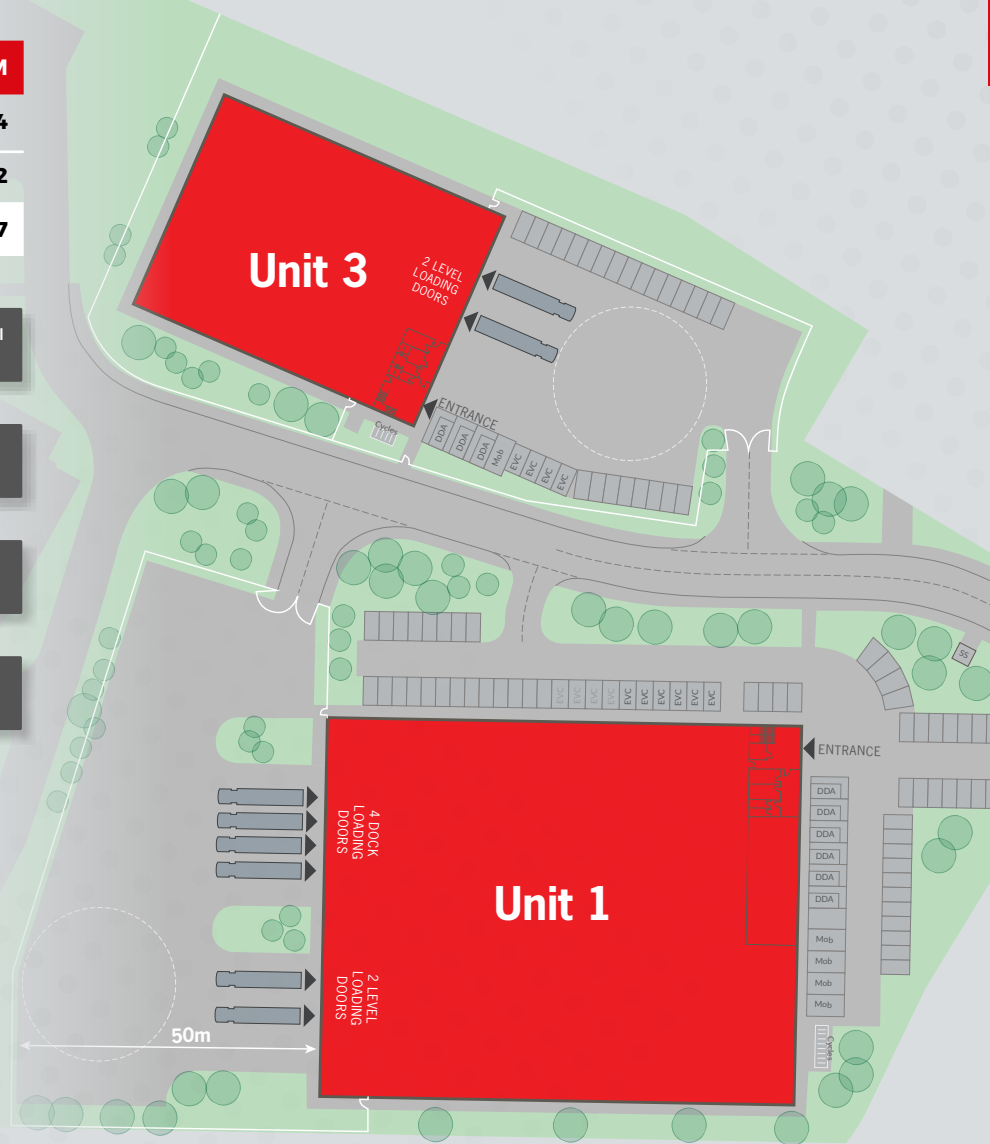


Lower Average Wage Levels
(Deeside vs National)

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

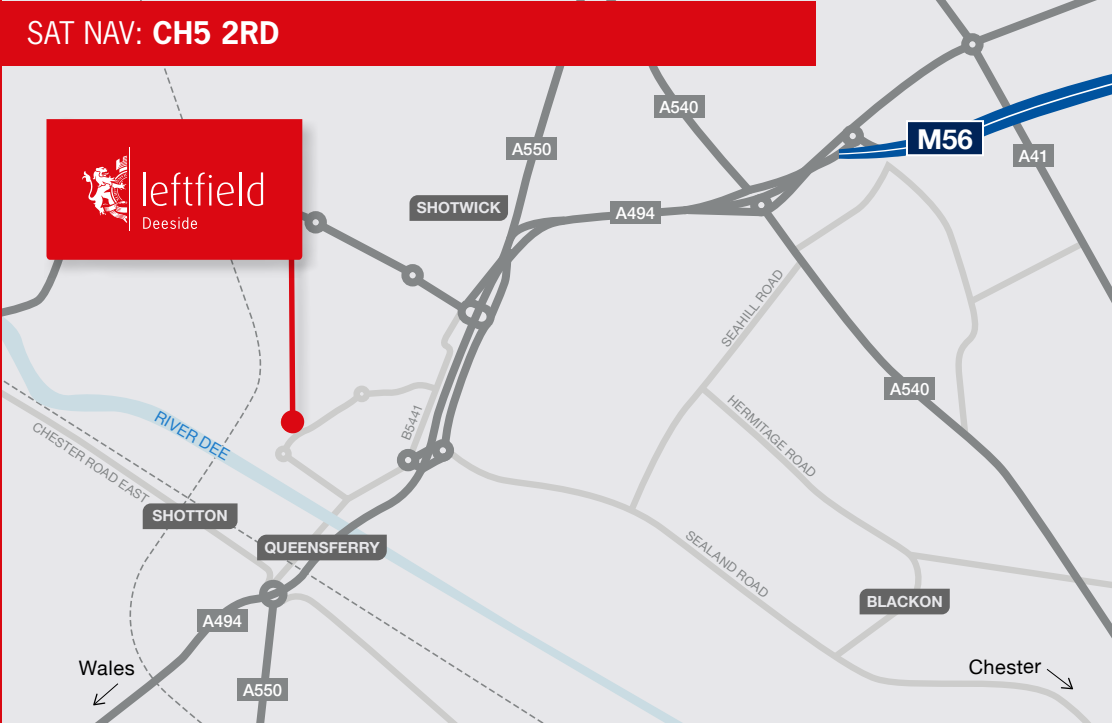


21,174 sq ft & 55,269 sq ft



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.



SAT NAV: CH5 2RD

DESTINATIONS	DISTANCE	JOURNEY
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

PORTS	DISTANCE	JOURNEY
MOSTYN	5 MILES	28 MINS
BIRKENHEAD DOCKS	18 MILES	30 MINS
LIVERPOOL (SEAFORTH)	36 MILES	45 MINS
HOLYHEAD	79 MILES	1 HR 30 MINS

AIRPORTS	DISTANCE	JOURNEY
HAWARDEN	2 MILES	10 MINS
LIVERPOOL JOHN LENNON	26 MILES	35 MINS
MANCHESTER	36 MILES	40 MINS

Wrexham / North Wales Investment Zone officially launched in December 2025.

The Investment Zone is a 10 year programme providing £160m funding specifically targeting the Advanced Manufacturing sectors.

The tax benefits include:

1. 5 years Business Rate Relief
2. 3 Years Employers National Insurance Relief
3. Enhanced Capital Allowances
4. Enhanced Structures and Building Allowances
5. Land Tax Relief (Stamp duty)

For further information please visit:
www.wrexham.gov.uk/service/flintshire-and-wrexham-investment-zone

PLANNING

The site has planning for B2 and B8 uses.

TERMS

The units are available on a Full Repairing and Insuring lease, for a term of years to be agreed. Further information is available on request.

VAT

VAT is applicable.

EPC

Energy performance ratings of A.

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