

AVAILABLE NOW

TRIO

THE POWER OF 3

To Let Brand New
Industrial/Warehouse Units

72,817 sq ft Available Now



21,883 sq ft
mezzanine
option available



21,814 sq ft
mezzanine
option available



29,120 sq ft
mezzanine
included

[///panoramic.lines.surfed](http://panoramic.lines.surfed)

Next Level Logistics by



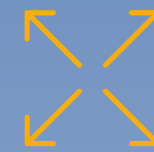
102 TENTH AVENUE
ZONE 3
DEESIDE INDUSTRIAL ESTATE

THE POWER OF 3

TRIO offers three, brand new, high specification Industrial / Logistics warehouse units available immediately



Strategic location with A55 dual carriageway providing direct links to the M56



From 21,814 sq ft to 80,921 sq ft



Ready now. Bespoke fit-out options available



PRIME POSITION

This highly successful industrial estate has attracted many major occupiers including:



Deeside Industrial Estate occupies a strategic location on the border of England and Wales providing excellent transport links to North Wales via the A55 and the wider North West region via the M53 and M56 Motorways.

The Industrial Estate extends to over 600 acres providing in excess of 5 million sq ft of modern manufacturing and distribution warehouse accommodation.



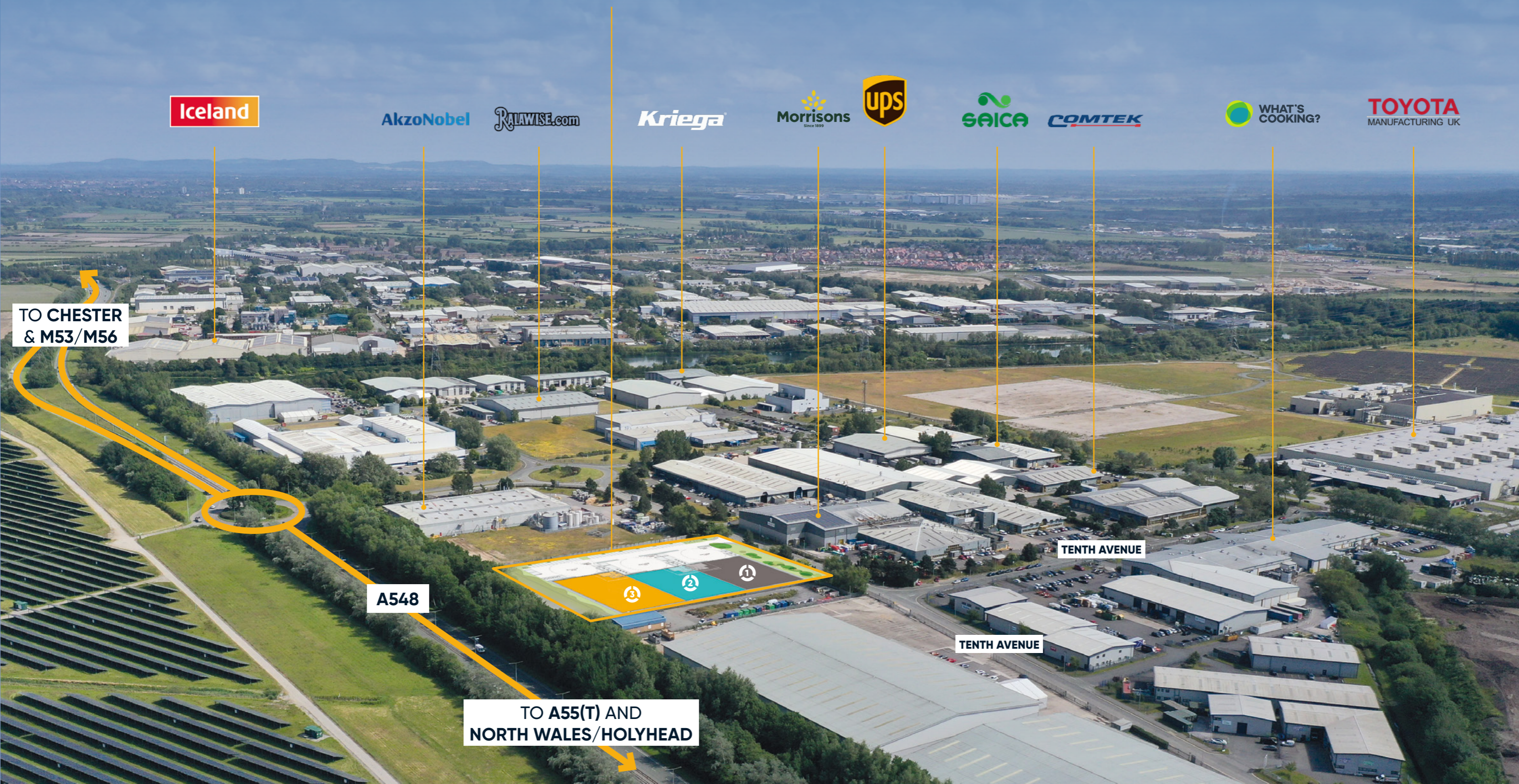
TO CHESTER & M53/M56

A548

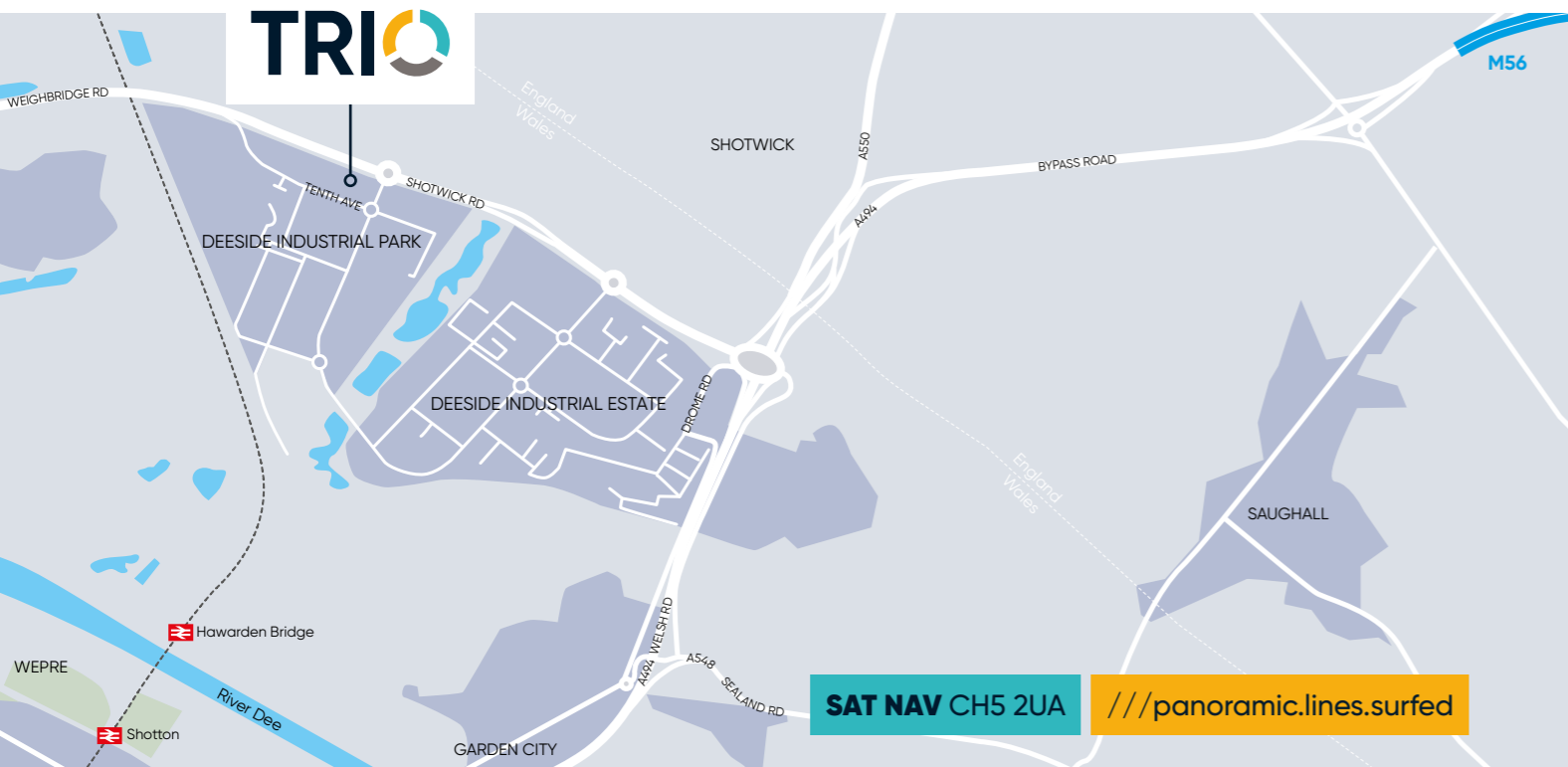
TO A55(T) AND NORTH WALES/HOLYHEAD

TENTH AVENUE

TENTH AVENUE



DEESIDE INDUSTRIAL ESTATE HAS ESTABLISHED ITSELF AS ONE OF THE NORTH WEST'S PRIME INDUSTRIAL LOCATIONS.



A550 Expressway	3 mins	1.5 miles
Junction 16 M56	5 mins	3.5 miles
M53	12 mins	7 miles
Hawarden Airport	13 mins	6 miles
Chester	16 mins	7.5 miles
Ellesmere Port	16 mins	7.6 miles
M6	27 mins	25 miles
Birkenhead	27 mins	14.7 miles
Liverpool	34 mins	16 miles
Liverpool Airport	35 mins	26 miles
The Port of Liverpool	36 mins	16.2 miles
Manchester International Airport	33 mins	31 miles
Crewe	57 mins	47.5 miles
Manchester	52 mins	42 miles

Located on the border of both England and Wales it is extremely well connected to serve the North West providing direct links to the A55, M53 and M56 serving, Manchester (42miles), Liverpool (17 miles) & Holyhead (80 miles).



With quick access to the A550 Expressway, it is less than 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.



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 6 miles of the Park.



The Port of Liverpool is within easy reach of the Park and is complemented by further facilities at Ellesmere Port and Birkenhead. The Ports of Mostyn and Holyhead accessible via A55



Less than 8 miles to Chester which has frequent inter-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.



ALL GOOD THINGS COME IN 3



21,883 sq ft
2,033 sq m



21,814 sq ft
2,026 sq m



29,120 sq ft
2,357 sq m



	SQ FT	SQ M
Ground Floor	21,883	2,033
Mezzanine option	4,047	376
Total	25,930	2,409



	SQ FT	SQ M
Ground Floor	21,814	2,026
Mezzanine option	4,057	377
Total	25,871	2,403



	SQ FT	SQ M
Ground Floor	25,376	2,357
Mezzanine complete	3,744	348
Total	29,120	2,705

Trio provides 3 industrial/logistics warehouse units with planning for B8 (storage or distribution). Subject to planning: B2 (general industrial) and B1 (office). They are constructed to a high standard with steel portal frame and incorporating a high specification to meet today's business needs including targeting Bream "Very Good", EPC A rating, solar ready roof and EV charging provisions.

Unit 3 now provides a Cat-A fit-out office & amenity block together with passenger lift access.

The units are available to split with bespoke mezzanine, office and tenant fit-out options available.



AVAILABLE NOW - 72,817 sq ft
including CAT A first floor mezzanine office

Can combine to create a total of 80,921 sq ft



HIGH SPECIFICATION

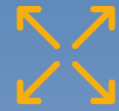
GO GREEN



12M CLEAR HEIGHT



SECURE, SELF-CONTAINED YARDS WITH CCTV



25M TURNING CIRCLE



TARGET BREEAM "VERY GOOD"



TARGET EPC A



CYCLE SPACES



6 LEVEL ACCESS LOADING DOORS



MIN 50 KN/M2 FLOOR LOADING



3 PHASE POWER



EV CHARGING PROVISIONS



SOLAR PANEL READY



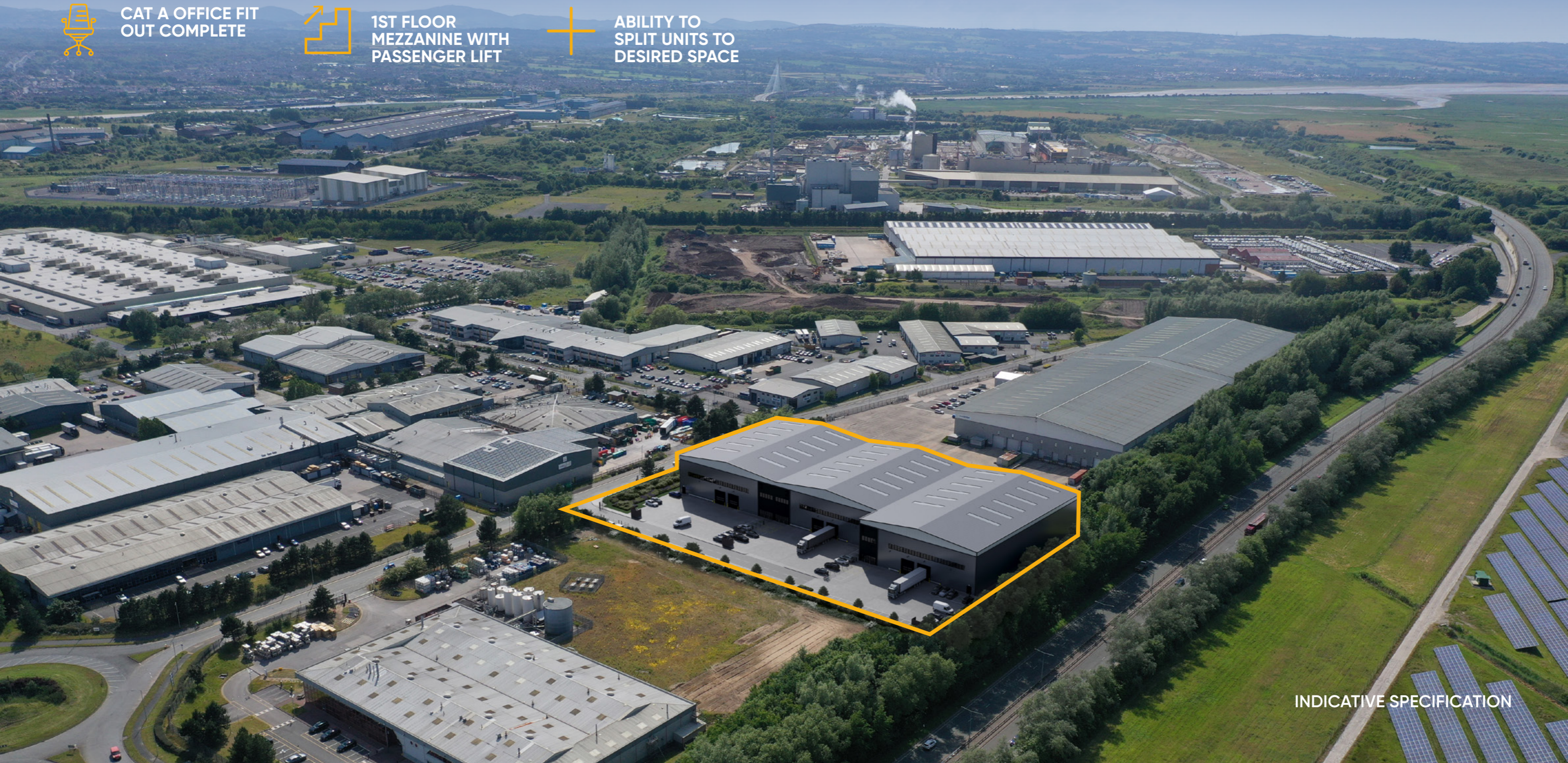
CAT A OFFICE FIT OUT COMPLETE



1ST FLOOR MEZZANINE WITH PASSENGER LIFT



ABILITY TO SPLIT UNITS TO DESIRED SPACE



INDICATIVE SPECIFICATION

"ONE OF THE UK'S MOST ESTABLISHED NAMES IN COMMERCIAL PROPERTY AND ASSET MANAGEMENT."



Next Level Logistics by



GUARANTEED DELIVERABILITY

FI PROPERTY GROUP: READY TO DELIVER

At FI Developments, we leverage our best-in-class team to meet the growing market demand for premium industrial and commercial spaces.

By bringing the entire build process in-house, our construction arm guarantees deliverability with shorter timescales. We're equipped to handle your bespoke property requirements from inception to completion.



As an essential component of our business, FI Developments works closely with our construction team to execute our expanding pipeline of new-build projects across the UK. This seamless collaboration enhances our industrial and commercial offerings.

Our construction experts possess the knowledge and experience necessary to satisfy the increasing market demand for new, high-quality industrial and commercial spaces.

With a 7.5 million square foot new-build pipeline, we're creating training and employment opportunities for local communities while facilitating business growth in their respective areas.

www.figroup.co.uk

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here.

We recommend you obtain professional advice if you are not represented.

BESPOKE TENANT FIT-OUT

FI Property Group offers tailored fit-out solutions to meet your specific operational needs. From customised office layouts to specialised warehouse configurations, our in-house team ensures a seamless transition. Secure a high-specification space designed specifically for your business growth.

Further details upon request.

TERMS

Available on a Leasehold basis, on terms to be agreed.

LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

ESG

The building is forecast to achieve BREEAM "Very Good" with an energy performance rating of A. Bespoke requirements can be accommodated.

AML

In Accordance with Anti Money Laundering Regulations the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

FURTHER INFORMATION

Please contact one of the joint letting agents or the developer FI Property Group.

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The property is located within the Flintshire and Wrexham Investment Zone, a region-wide initiative supporting the growth of advanced manufacturing and high-value industrial businesses. The Investment Zone focuses on strengthening the local manufacturing ecosystem through skills and workforce development, business support for manufacturers and their supply chains, and continued investment in transport and enabling infrastructure. Together, these initiatives help create a well-connected, supportive environment for modern industrial occupiers, reinforcing Flintshire and Wrexham as an established and emerging centre for advanced manufacturing.

For more information:

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Wrexham
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TRIO



DEESIDE INDUSTRIAL PARK, CH5 2UA

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GROUP

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