

ON-SITE NOW - COMPLETION Q3 2025



CLICK HERE
TO VIEW
TIMELAPSE



leftfield
Deeside



TO LET

2 NEW HIGH SPECIFICATION WAREHOUSE / DISTRIBUTION UNITS

Unit 1 – 55,000 sq ft (5,109 sq m)

Unit 3 – 21,000 sq ft (1,950 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.

Completing Q3 2025, the units are being built to a state-of-the-art specification with unrivalled ESG credentials.

Units 1 (55,000 sq ft) and 3 (21,000 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



On-site Now Available
Q3 2025



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 - 3,0472,532



Lower Average Wage Levels
(Deeside vs National)

ACCOMMODATION/SPECIFICATION

UNIT 1	SQ FT	SQ M
Ground Floor Area	52,000	4,830
First Floor Office	3,000	278
Total GIA	55,000	5,109

UNIT 3	SQ FT	SQ M
Ground Floor Area	20,000	1,858
First Floor Office	1,000	92
Total GIA	21,000	1,950

12m Eaves to Underside of Haunch

75 Parking Spaces (inc 6 EVC)

Fully Enclosed Self-contained Yard

Up to 50m Yard Depth

Fully Fitted Offices

4 Dock Level & 2 Ground Level Loading Doors

50 Kn/M² Minimum Flooring Load

BREEAM 'Excellent' Rating

10m Eaves to Underside of Haunch

32 Parking Spaces (inc 4 EVC)

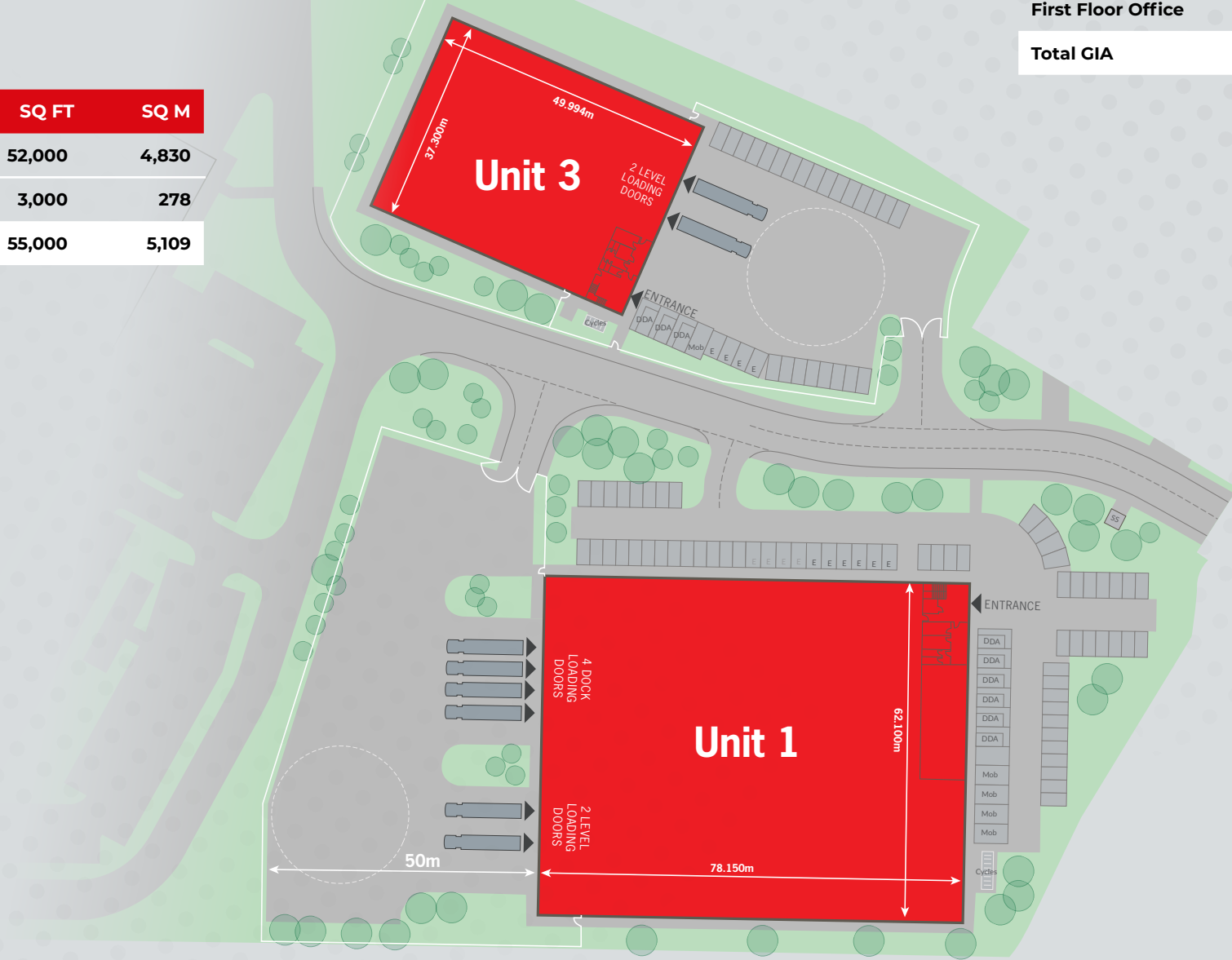
Self-Contained Yard

Fully Fitted Offices

2 Ground Level Loading Doors

50 Kn/M² Minimum Flooring Load

BREEAM 'Excellent' Rating



55,000 sq ft & 21,000 sq ft



LOCATION

The site provides access to Junction 16 of the M56, 2 miles to the east, via the recently improved A494 link road which in turn links to the regional motorway network and into 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

PLANNING

The site has planning for B2 and B8 uses.

TERMS

The units will be 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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