

**PARKWAY**

**170**

# FOR SALE (FREEHOLD)

**EXTENSIVE DETACHED MANUFACTURING  
& DISTRIBUTION FACILITY OF 168,274  
SQ FT (15,633 SQ M) WITH ADDITIONAL  
MEZZANINE FLOORS**

**ON A SITE OF 8.4 ACRES (3.4 HECTARES)**

ZONE 2,  
DEESIDE  
INDUSTRIAL PARK,  
DEESIDE  
**CH5 2NS**



## LOCATION

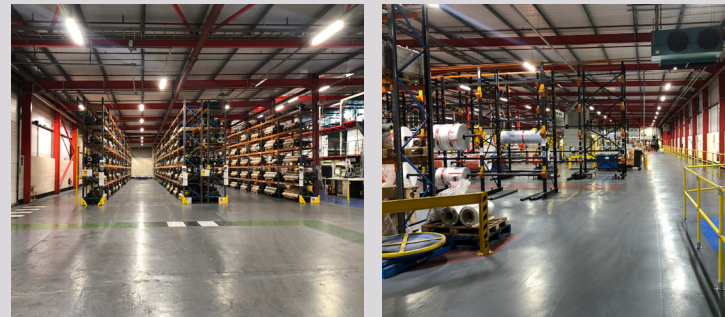
Parkway 170 is situated with frontages to both Parkway, the main spine road of Zone 2 Deeside Industrial Park, and Fourth Avenue. Deeside Industrial Park is situated off the A548/A550, two miles from the end of the M56 which provides access to the national motorway and road networks servicing North Wales and the North West.

Manchester International Airport and Liverpool John Lennon Airport are both within approximately 30 minutes' drive time and Chester City Centre lies approximately 10 miles to the south east.



## SPECIFICATION

- Three interconnecting industrial warehouse / manufacturing buildings
- Steel portal frame construction with insulated profiled steel cladding
- Concrete floors
- LED lighting
- Comprehensive wet sprinkler system
- Self-contained site
- Four access points onto Parkway and Fourth Avenue
- Prominent road frontages
- Gatehouse and CCTV
- External service yards for each unit
- Dedicated car parking
- Large power supply



## GRANT ASSISTANCE

The property is situated within a Tier II grant assisted area and qualifying projects may be eligible for grant assistance.

## TERMS

The Freehold of the property is offered For Sale.

## VAT

All prices and rentals quoted are exclusive of but may be liable for VAT.

## LEGAL COSTS

Each party are to bear their own legal costs.

## VIEWING / FURTHER INFORMATION

Please contact the joint agents;

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