

# Express Way 104

Tenth Avenue Deeside Industrial Estate Deeside CH5 2UA  
Warehouse | 52,372 ft<sup>2</sup>



To be refurbished



5.21 metre eaves height



Concrete loading yard



Air conditioned offices 4,964 sq ft



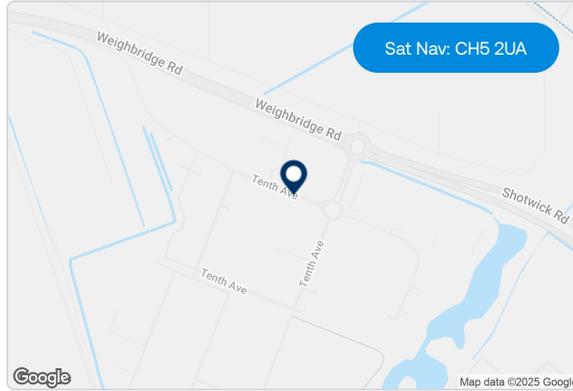
Steel portal frame



4 up and over sectional loading

Available to Let





## Description

The unit is due to undergo a comprehensive refurbishment, features include - Steel portal frame construction in two bays with glazed curtain walling to the front elevation and full height pvc profile steel cladding systems to the elevation and roof.

There are separate generous parking and loading areas. The unit has 4 up and over sectional loading doors, with a 5.21m eaves height (to the underside of haunch)

## Location

Express Way 104 is located on Zone 3 of Deeside Industrial Park in a prominent roundabout location fronting Tenth Avenue.

Deeside Industrial Park is 2 miles from the end of the M56 and provides access to the national motorway and road network, servicing North Wales and the North West.

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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 104	Warehouse	52,372	Immediately
Total		52,372	

## Further information

**EPC**  
Unit 104:D

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**Sam Gratton**  
Mileway  
northwest@mileway.com  
01925 358160

**Mark Diaper**  
Legat Owen  
markdiaper@legatowen.co.uk  
0151 252 1144

**Alex Perratt**  
B8 Real Estate  
alex@b8re.com  
07951 277612

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**