

# TRIO

## THE POWER OF 3

**To Let** 3 Brand New  
Industrial/Warehouse Units



**28,480 sq ft**



**24,896 sq ft**



**25,047 sq ft**

Next Level Logistics by



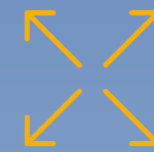
102 TENTH AVENUE  
**ZONE 3**  
DEESIDE INDUSTRIAL ESTATE

# THE POWER OF 3

TRIO provides three, brand new, high specification Industrial / Logistics warehouse units available on a design & build basis



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



From  
**24,896 Sq Ft**  
to  
**78,423 Sq Ft**



**Deliverability:**  
Detailed planning  
granted,  
construction  
team in place



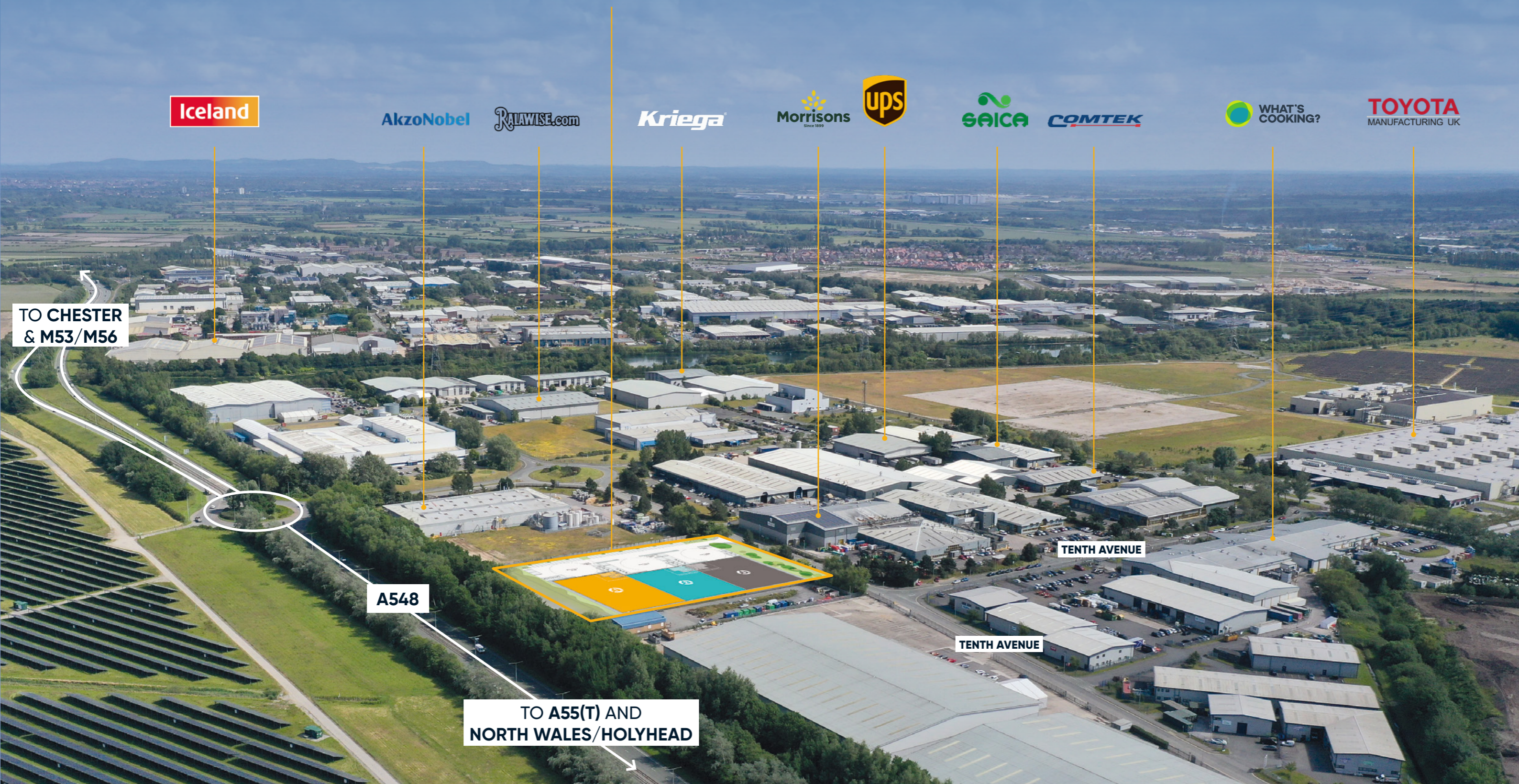
# PRIME POSITION

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.



Iceland

AkzoNobel

RELAWISE.com

Kriega

Morrisons



SAICA

COMTEK

WHAT'S COOKING?

TOYOTA MANUFACTURING UK

TO CHESTER & M53/M56

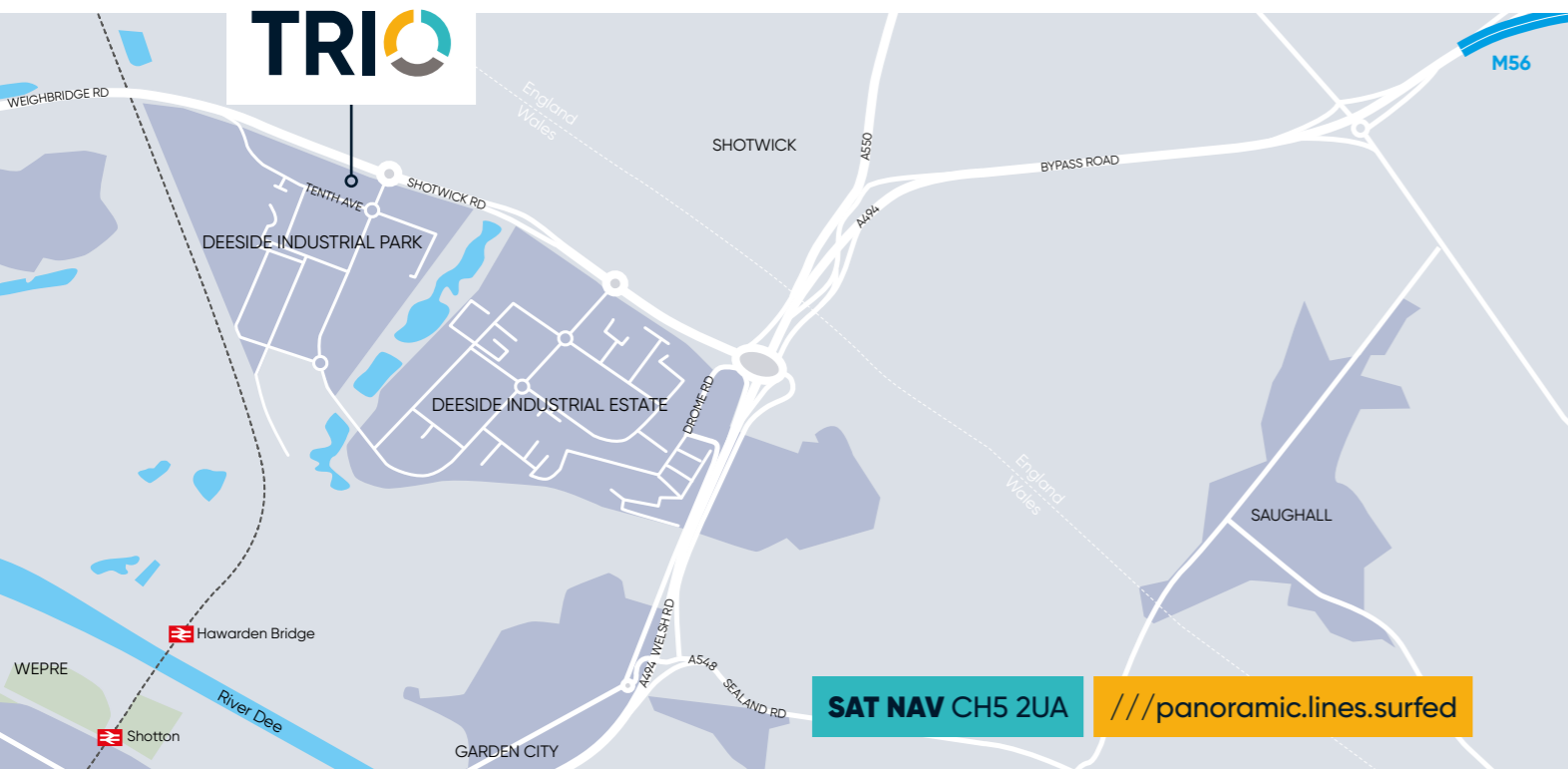
A548

TENTH AVENUE

TENTH AVENUE

TO A55(T) AND NORTH WALES/HOLYHEAD

# 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



**28,480 sq ft**  
2,646 sq m



**24,896 sq ft**  
2,313 sq m



**25,047 sq ft**  
2,327 sq m



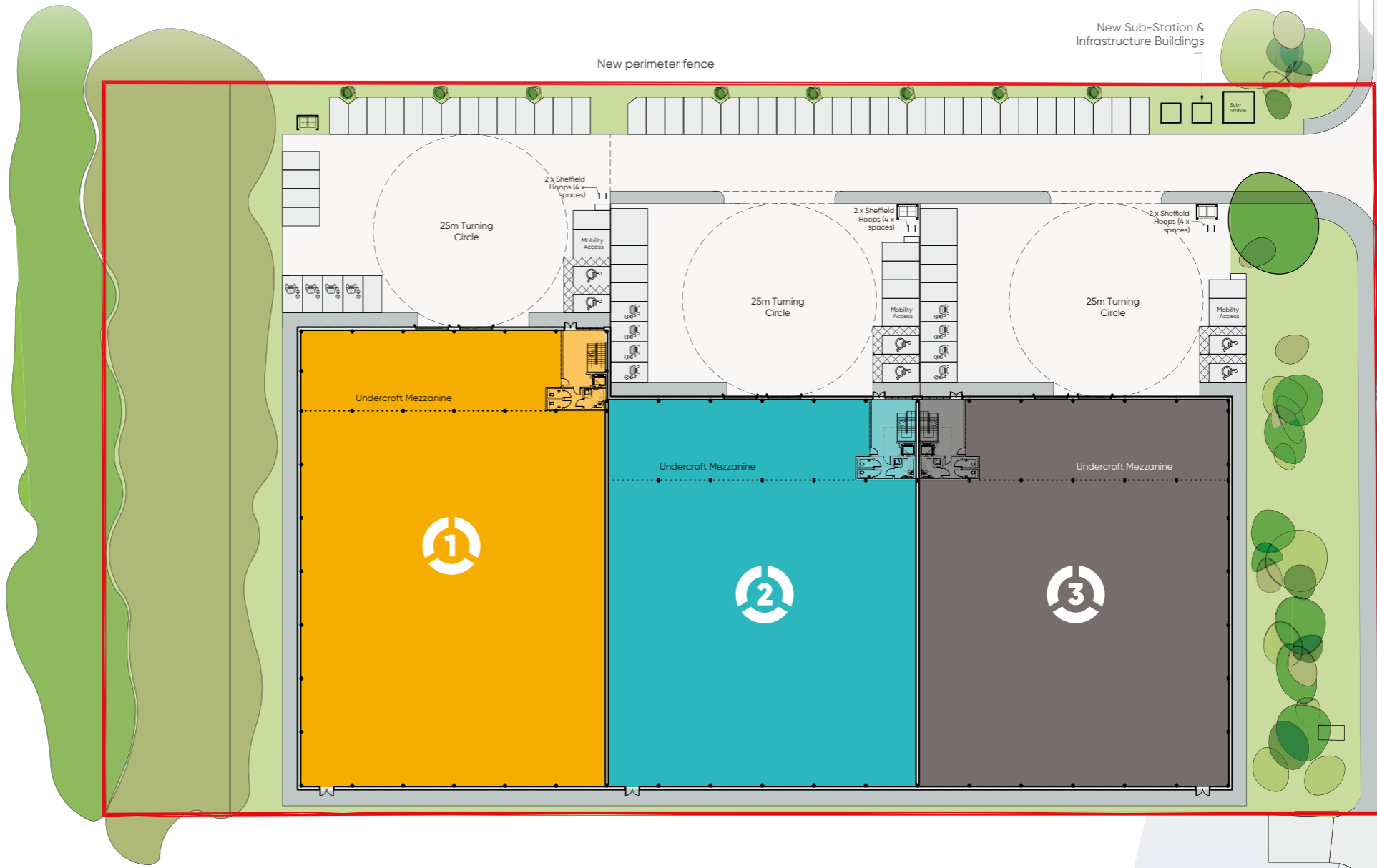
	SQ FT	SQ M
Ground Floor	24,810	2,305
Mezzanine	3,670	341
<b>Total</b>	<b>28,480</b>	<b>2,646</b>



	SQ FT	SQ M
Ground Floor	21,226	1,972
Mezzanine	3,670	341
<b>Total</b>	<b>24,896</b>	<b>2,313</b>



	SQ FT	SQ M
Ground Floor	21,377	1,986
Mezzanine	3,670	341
<b>Total</b>	<b>25,047</b>	<b>2,327</b>



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

Each unit can provide a Cat-A Fit-out office & amenity block together with 1st floor mezzanine.

The units are available on a design & build basis and as such a tenants bespoke requirements can be accommodated.



# HIGH SPECIFICATION

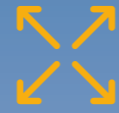
# GO GREEN



FROM 8M TO  
UNDERSIDE  
OF HAUNCH



SECURE,  
SELF-CONTAINED  
YARDS



25M TURNING  
CIRCLE



TARGET BREEAM  
"VERY GOOD"



TARGET EPC A



CYCLE  
SPACES



2 LEVEL ACCESS  
LOADING DOORS



MIN 37 KN  
FLOOR LOADING



250 KVA  
(PER UNIT)



EV CHARGING  
PROVISIONS



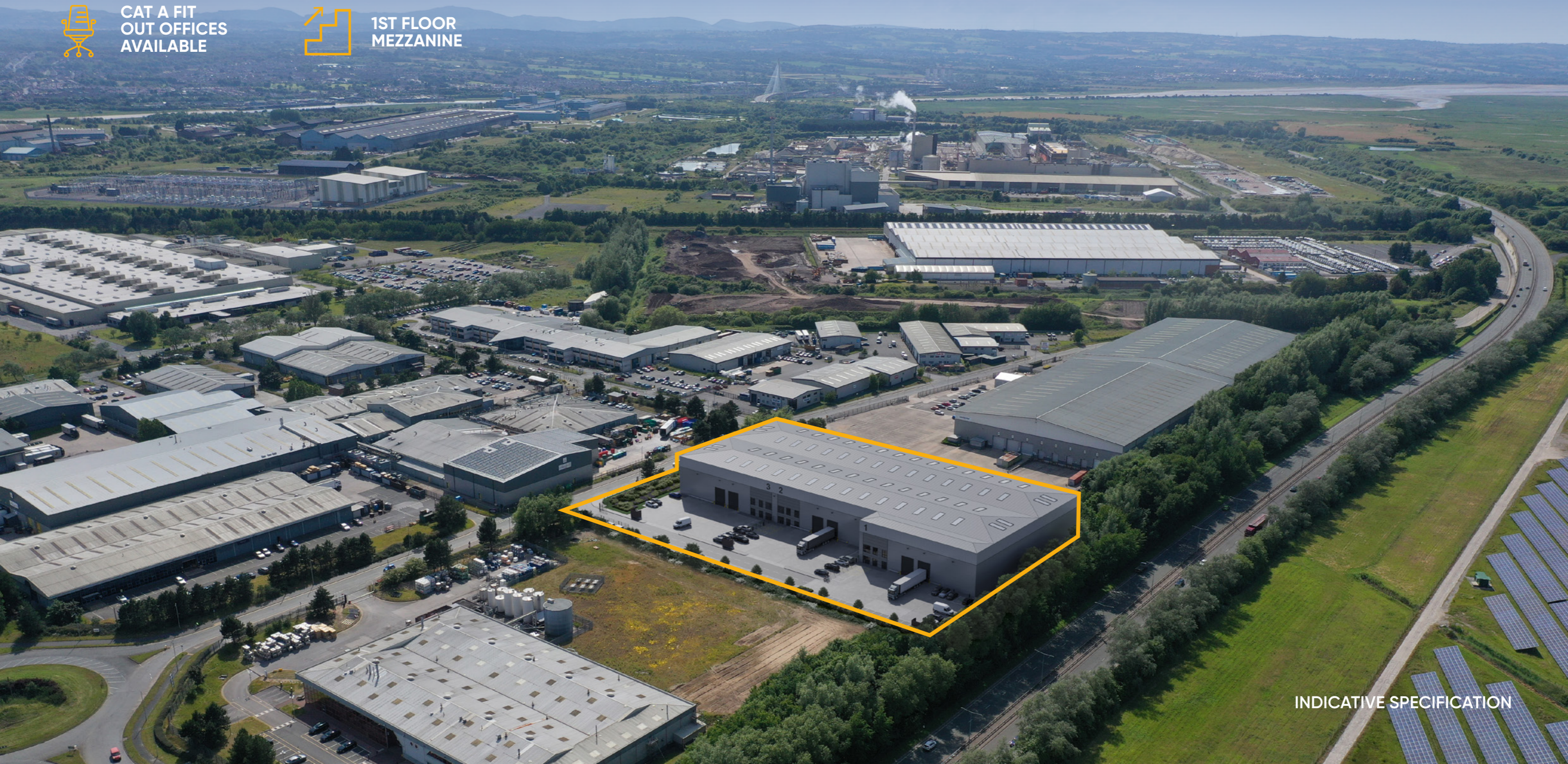
SOLAR PANEL  
READY



CAT A FIT  
OUT OFFICES  
AVAILABLE



1ST FLOOR  
MEZZANINE



INDICATIVE SPECIFICATION

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



Next Level Logistics by



**GUARANTEED DELIVERABILITY**

**FI DEVELOPMENTS: 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.

[fi-rem.com](http://fi-rem.com)

**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.

**DESIGN & BUILD**

The units are available on a design and build basis and as such a tenants bespoke requirements can be accommodated.

Other size units can be accommodated up to a single unit of c.70,000 sq ft, please call for further details.

**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

**FURTHER INFORMATION**

Please contact one of the joint letting agents or the developer FI Real Estate Management.

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**TRIO** 102 TENTH AVENUE  
**ZONE 3**  
DEESIDE INDUSTRIAL ESTATE

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# TRIO

DEESIDE INDUSTRIAL PARK, CH5 2UA

## THE POWER OF 3

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