

ON SITE NOW  
AVAILABLE Q2 2026

# TRIO

## THE POWER OF 3

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



25,424 sq ft



25,487 sq ft



29,104 sq ft

Next Level Logistics by



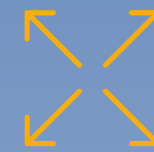
102 TENTH AVENUE  
**ZONE 3**  
DEESIDE INDUSTRIAL ESTATE

# THE POWER OF 3

TRIO will provide 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 25,424 Sq Ft to 80,015 Sq Ft



Deliverability:  
On site now  
Available Q2 2026



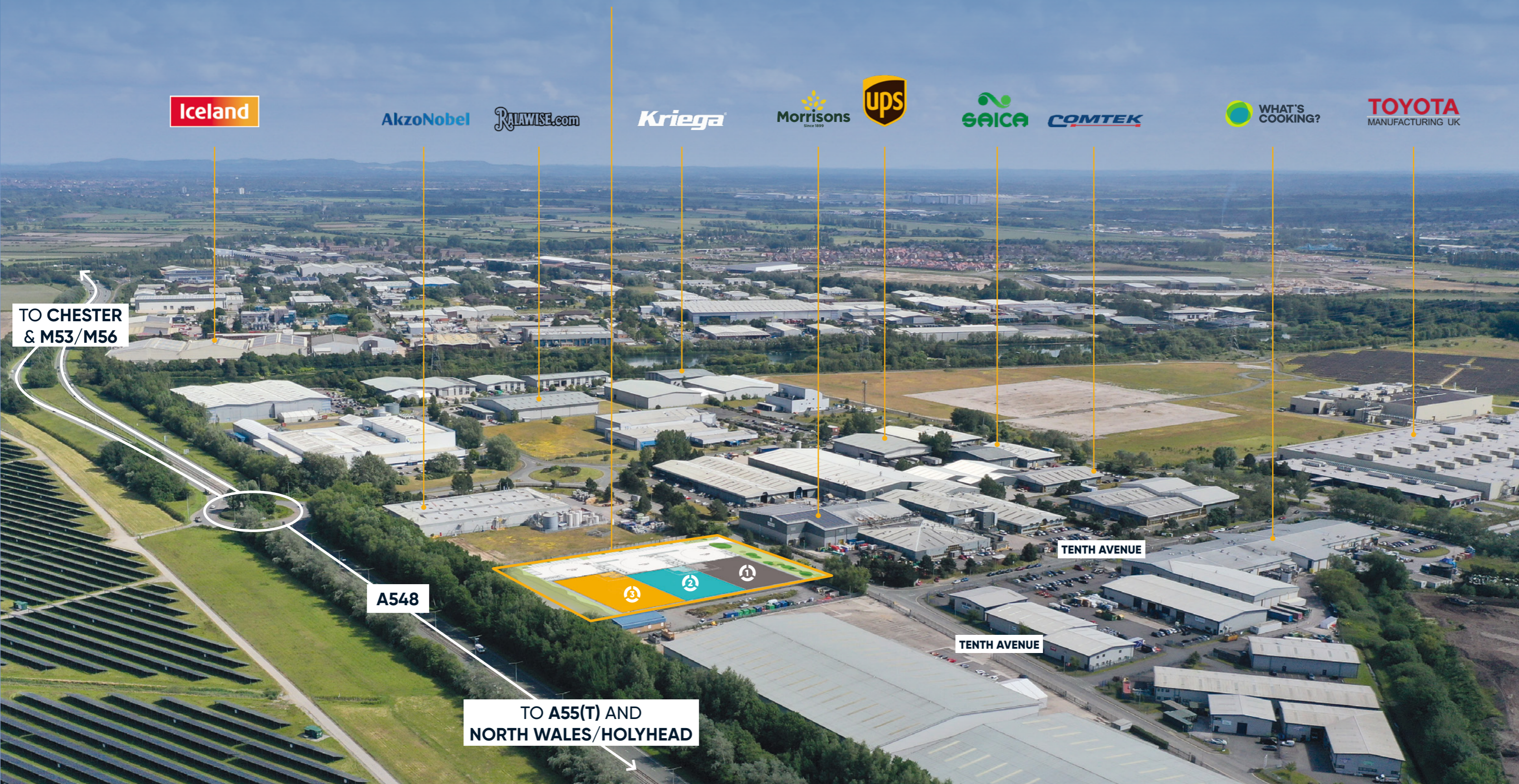
# PRIME POSITION

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

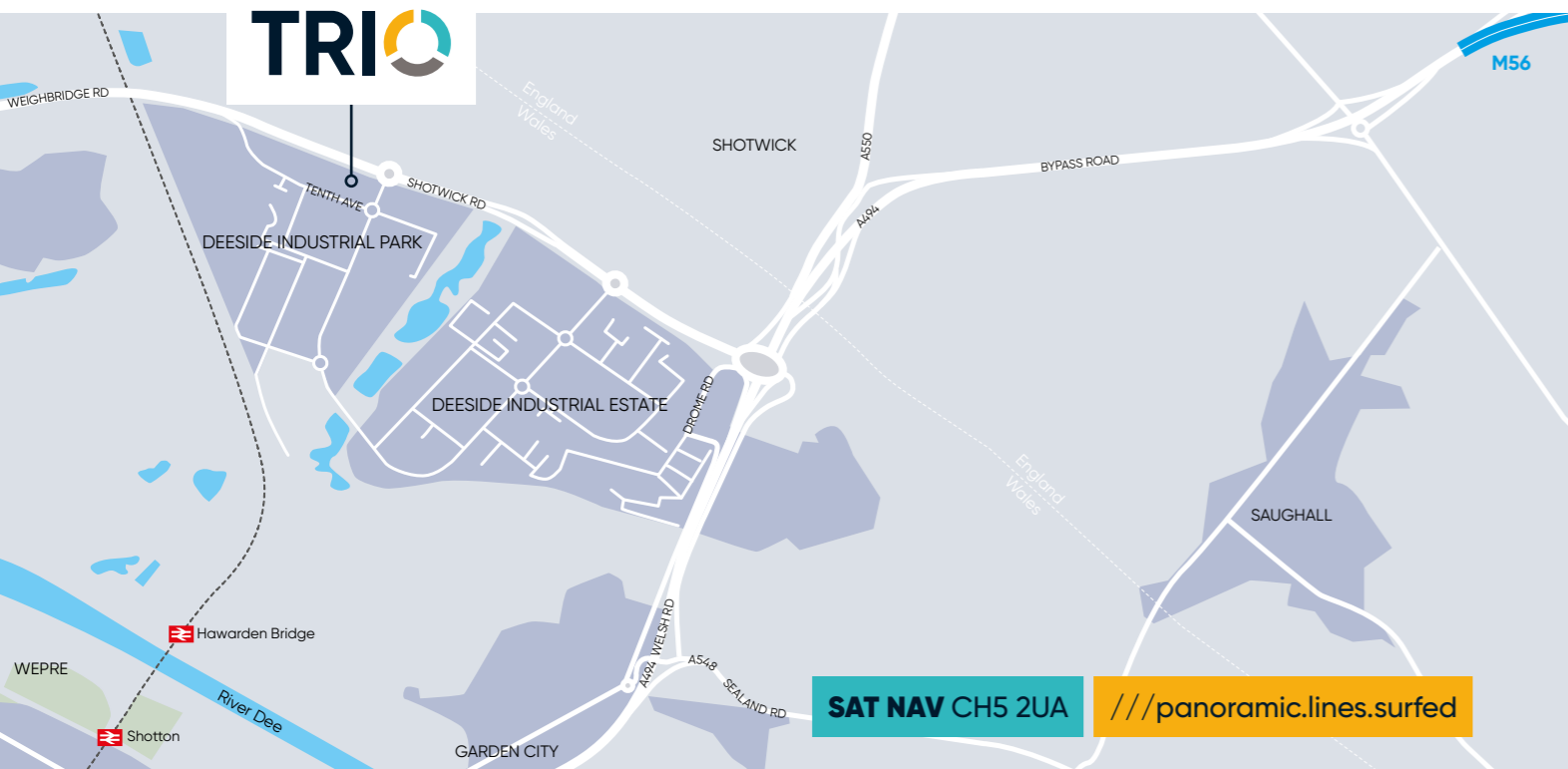
A548

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



**25,424 sq ft**  
2,362 sq m



**25,487 sq ft**  
2,368 sq m



**29,104 sq ft**  
2,704 sq m



	SQ FT	SQ M
Ground Floor	21,377	1,968
Mezzanine	4,047	376
<b>Total</b>	<b>25,424</b>	<b>2,362</b>



	SQ FT	SQ M
Ground Floor	21,430	1,991
Mezzanine	4,057	377
<b>Total</b>	<b>25,487</b>	<b>2,368</b>



	SQ FT	SQ M
Ground Floor	25,079	2,330
Mezzanine	4,025	374
<b>Total</b>	<b>29,104</b>	<b>2,704</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 tenant's bespoke requirements can be accommodated.



# HIGH SPECIFICATION

# GO GREEN



10M CLEAR HEIGHT



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



3 PHASE POWER



EV CHARGING PROVISIONS



SOLAR PANEL READY



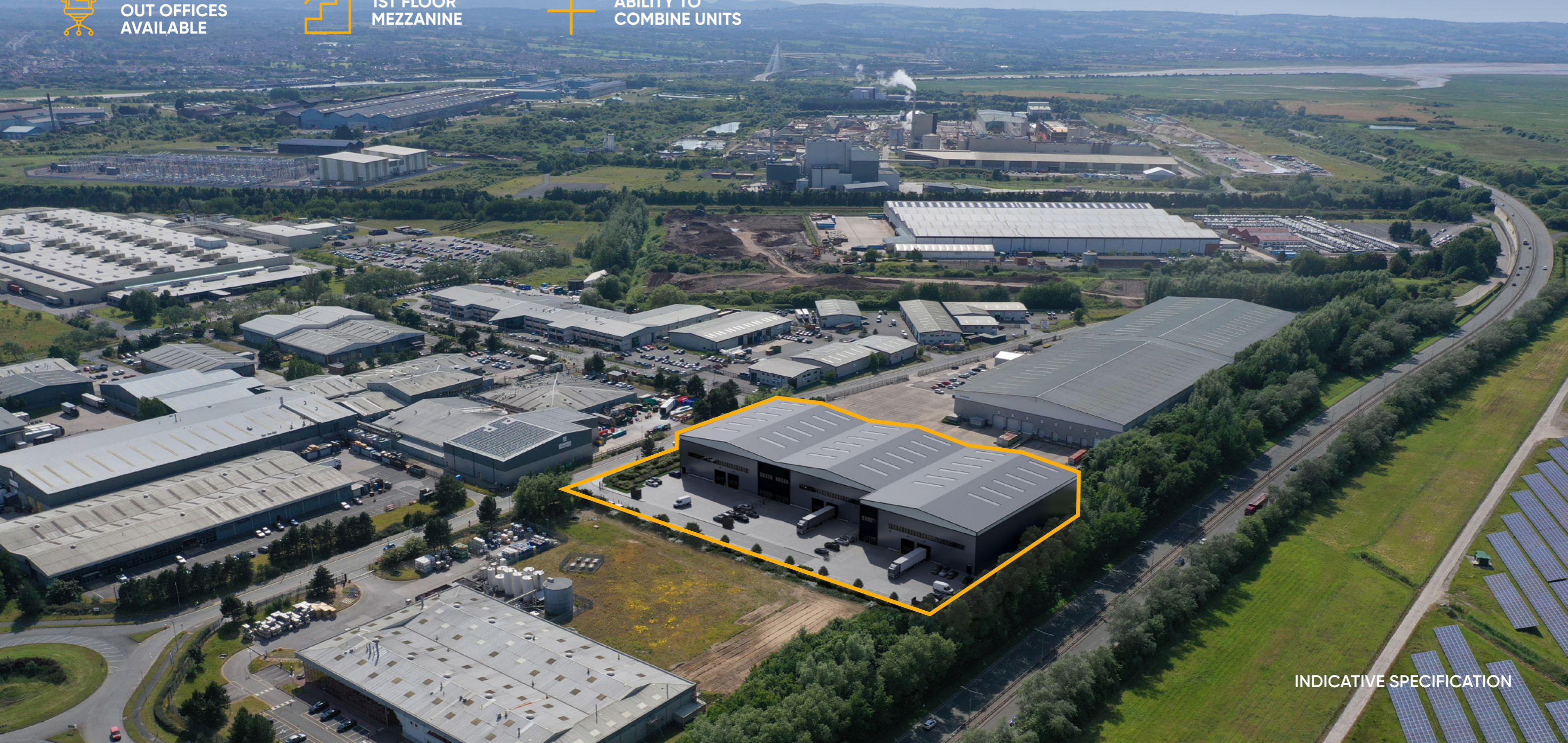
CAT A FIT OUT OFFICES AVAILABLE



1ST FLOOR MEZZANINE



ABILITY TO COMBINE UNITS



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.80,000 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.

**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 Real Estate Management.

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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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**TRIO DEESIDE.CO.UK**

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

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# TRIO

DEESIDE INDUSTRIAL PARK, CH5 2UA

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