

THE AIRFIELDS

WELSH ROAD | NORTHERN GATEWAY | DEESIDE | CH5 2RD

-
**20 ACRES OF EXCITING
ROADSIDE, RETAIL, LEISURE
& TRADE COUNTER
OPPORTUNITIES**

POTENTIAL USES:

- + FOODSTORE
- + RETAIL
- + HOTEL
- + PUB / RESTAURANTS
- + CAR DEALERSHIP
- + DRIVE-THRU
- + FORECOURTS
- + MOTOR TRADE
- + COMMUNITY FACILITIES
- + BUILDERS MERCHANTS
- + TRADE COUNTER UNITS
- + SHOWROOMS
- + SIMILAR OR RELATED USES

TRAFFIC FLOW

Two-way average daily flows

 **50,000**

source: www.gov.uk department of transport

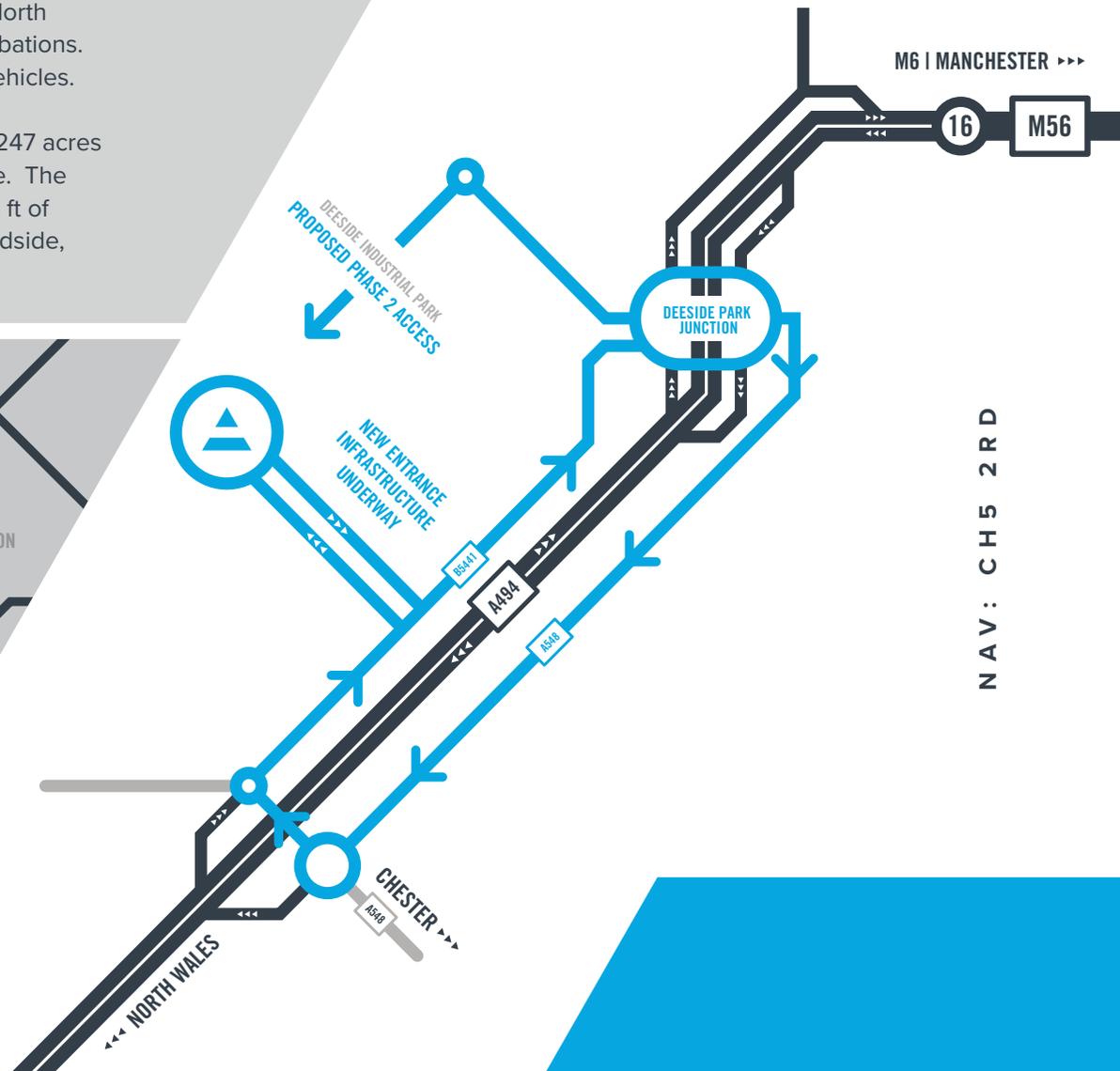


STRATEGIC LOCATION



The site is located fronting the A494, the principal route east/west between North Wales (via the A55 North Wales Expressway) and the major North West conurbations. The road benefits from two way average daily traffic movements of 50,000 vehicles.

The Airfields is a major strategic development opportunity extending to over 247 acres which forms part of the Northern Gateway site in the Deeside Enterprise Zone. The Northern Gateway site benefits from outline planning consent for up to 4m sq ft of industrial and commercial accommodation. This includes 290,000 sq ft of roadside, retail, leisure, hotel, business and supporting uses plus 1,325 new homes.



THE SITE

The site layout has been designed to offer the prime road frontage to retail and leisure opportunities whilst also ensuring that these plots also benefit from being an integral part of the commercial, industrial and housing development in the Deeside Northern Gateway masterplan.

DEESIDE INDUSTRIAL PARK

TATA STEEL

CONNAH'S QUAY

GARDEN CITY

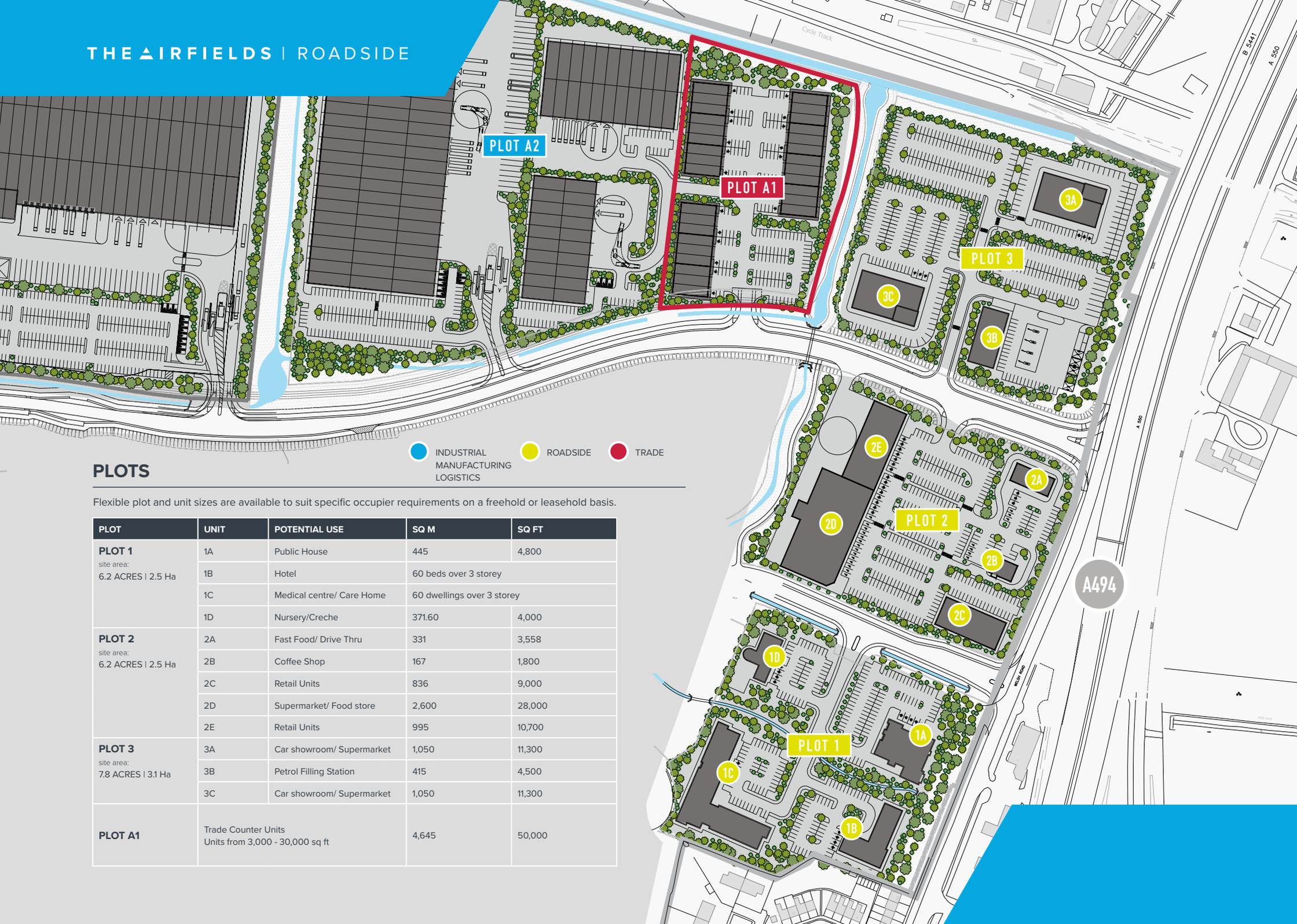
SHOTTON

QUEENSFERRY

HAWARDEN

- ROADSIDE
- COMMERCIAL
- HOUSING
- PARKLAND
- NORTHERN GATEWAY
- THE AIRFIELDS





- INDUSTRIAL
MANUFACTURING
LOGISTICS
- ROADSIDE
- TRADE

PLOTS

Flexible plot and unit sizes are available to suit specific occupier requirements on a freehold or leasehold basis.

PLOT	UNIT	POTENTIAL USE	SQ M	SQ FT
PLOT 1 site area: 6.2 ACRES 2.5 Ha	1A	Public House	445	4,800
	1B	Hotel	60 beds over 3 storey	
	1C	Medical centre/ Care Home	60 dwellings over 3 storey	
	1D	Nursery/Creche	371.60	4,000
PLOT 2 site area: 6.2 ACRES 2.5 Ha	2A	Fast Food/ Drive Thru	331	3,558
	2B	Coffee Shop	167	1,800
	2C	Retail Units	836	9,000
	2D	Supermarket/ Food store	2,600	28,000
	2E	Retail Units	995	10,700
PLOT 3 site area: 7.8 ACRES 3.1 Ha	3A	Car showroom/ Supermarket	1,050	11,300
	3B	Petrol Filling Station	415	4,500
	3C	Car showroom/ Supermarket	1,050	11,300
PLOT A1		Trade Counter Units Units from 3,000 - 30,000 sq ft	4,645	50,000

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M56 J16



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A development by:



In Association with:



Llywodraeth Cymru
Welsh Government

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