



NPL
LIMITED



GATEWAY DEESIDE

Flintshire, CH5 2RA

New industrial / warehouse units

37,000 sq ft – 500,000 sq ft +

uk.goodman.com

Detailed
consent



OVERVIEW

Gateway Deeside is a strategic development site located five miles from the M56 (J16) and only six miles north west of Chester City Centre.

Offering 57-acres of employment land, it can deliver up to 1.125 million sq ft of high quality industrial and distribution space, available on a freehold or leasehold basis.



Detailed consent for B1, B2 and B8 uses



A readily available workforce, with up to 770 new homes being delivered locally



Fast dual carriageway access to the M56 motorway



Next Generation Broadband, providing high internet speeds and business services



SITE PLAN

The consented masterplan can be immediately delivered. Alternatively, the site can support bespoke design and build opportunities up to 500,000 sq ft.

Unit	sq m	sq ft
1	36,031	387,826
2A	5,256	56,575
2B	10,512	113,145
3	3,440	37,000
4	45,639	491,247
TOTAL	100,878	1,085,793

- Warehouse space
- Office space

Indicative masterplan





Indicative Goodman properties

SPECIFICATION

Our market-leading industrial and logistics properties are designed to improve operational efficiency and offer customers maximum flexibility.



BREEAM 'Excellent'



EPC 'A' rating



Dock level loading



Level access loading



5-10% office / staff accommodation



50m yard depths on 100,000 sq ft+ units



Dedicated on-site car parking



HGV trailer parking



EV charging points



Excellent eaves height



Primary substation to feed the park



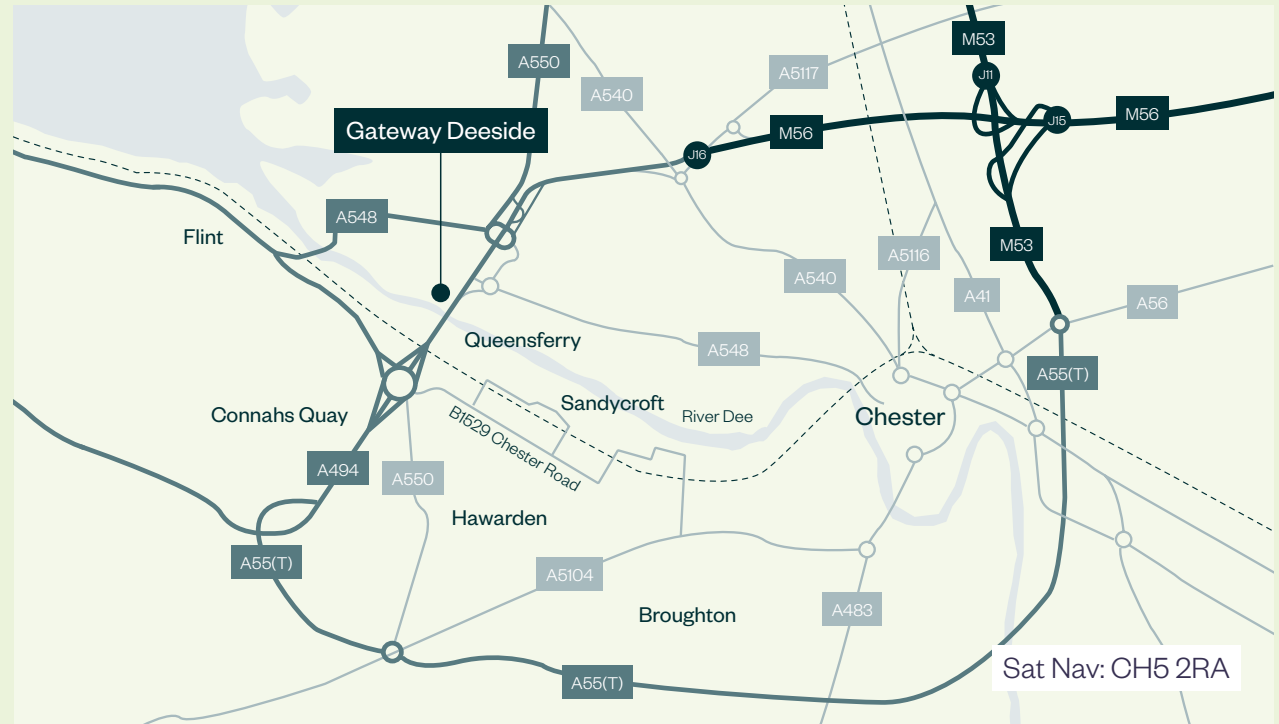
50kN/m² floor loading

LOCATION

Gateway Deeside benefits from fast access to Junction 16 of the M56 via the A494 (Welsh Road) and the A550 (North Wales Expressway), providing excellent links to the regional and national motorway network.

Deeside's strategic location is ideally placed for the Midlands and North West, with Liverpool only 17 miles to the north, Wrexham 14 miles to the south and Manchester 43 miles to the east.

Benefiting from strong freight links, Manchester Airport and Liverpool Peel Port can all be reached within a 35-minute drive. The Port of Mostyn is just 20 minutes away, while the Port of Holyhead can be reached in just over an hour.





ACCESSIBILITY

The site is located to the south of Deeside Industrial Estate and benefits from a new access road delivered by Welsh Government.



ROAD

Chester	6 miles	15 mins
Ellesmere Port	8 miles	18 mins
Liverpool	16 miles	33 mins
M6 (J20)	24 miles	28mins
Manchester	43 miles	58 mins
Leeds	85 miles	1 hr 40 mins
Birmingham	98 miles	1 hr 55 mins
London	220 miles	4 hrs



AIRPORTS

Hawarden Airport	2 miles	10 mins
Liverpool John Lennon	26 miles	35 mins
Manchester Airport	36 miles	40 mins



PORTS

Port of Mostyn	15 miles	28 mins
Birkenhead Docks	18 miles	30 mins
Port of Liverpool (Seaforth)	26 miles	45 mins
Holyhead Port	79 miles	1 hr 30 mins

NEARBY

Deeside is an established industrial location. It covers an area of over 2,000 acres and is home to a variety of manufacturing and distribution companies including those involved in food production, aerospace, energy, pharmaceuticals, paper, packaging and engineering.

It has the highest concentration of manufacturing jobs in the UK and is recognised as a centre for advanced manufacturing and technology on a world scale.

amazon



TOYOTA AIRBUS

TATA STEEL

Morrisons
Since 1899

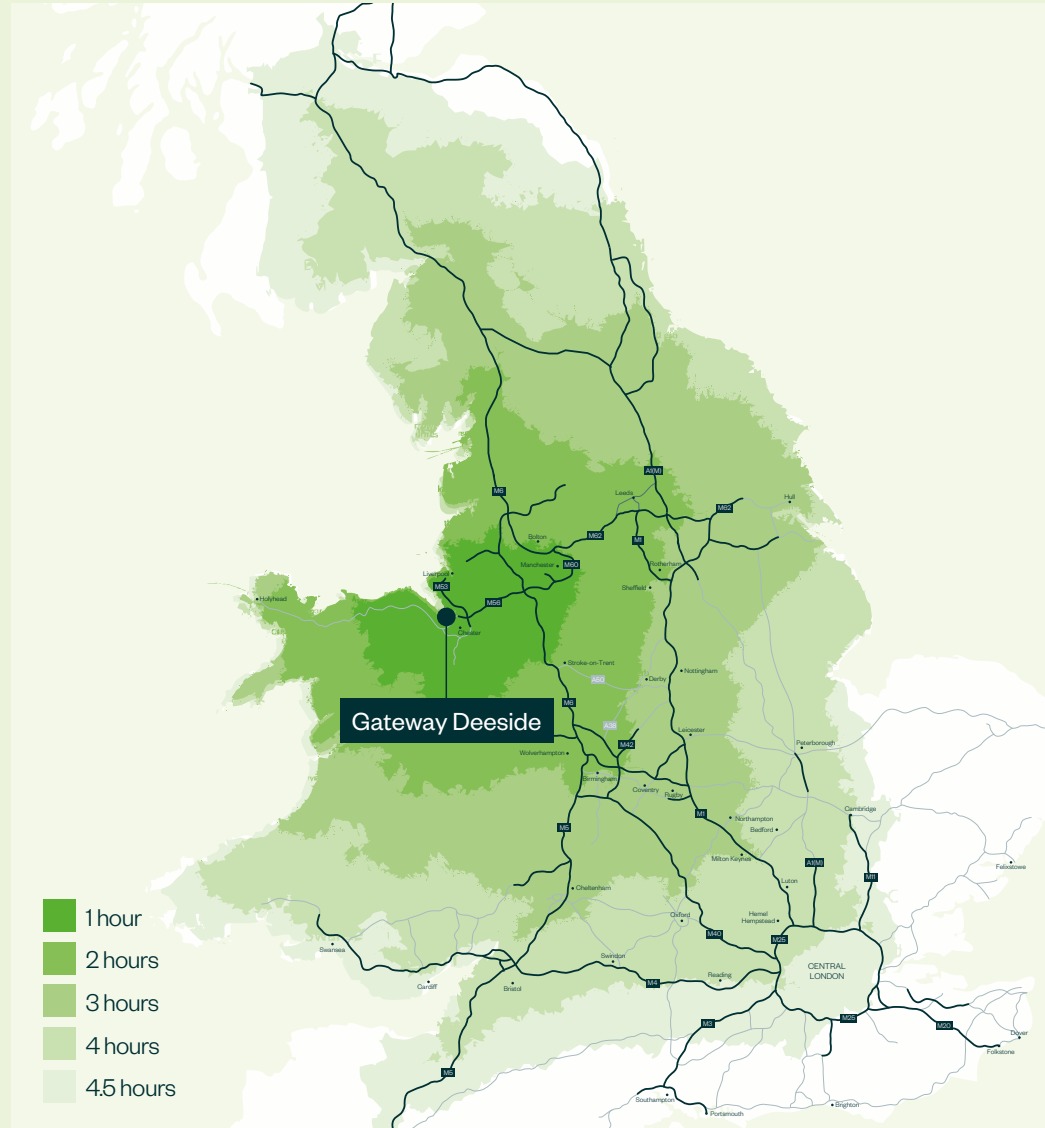
Great Bear



DEMOGRAPHICS

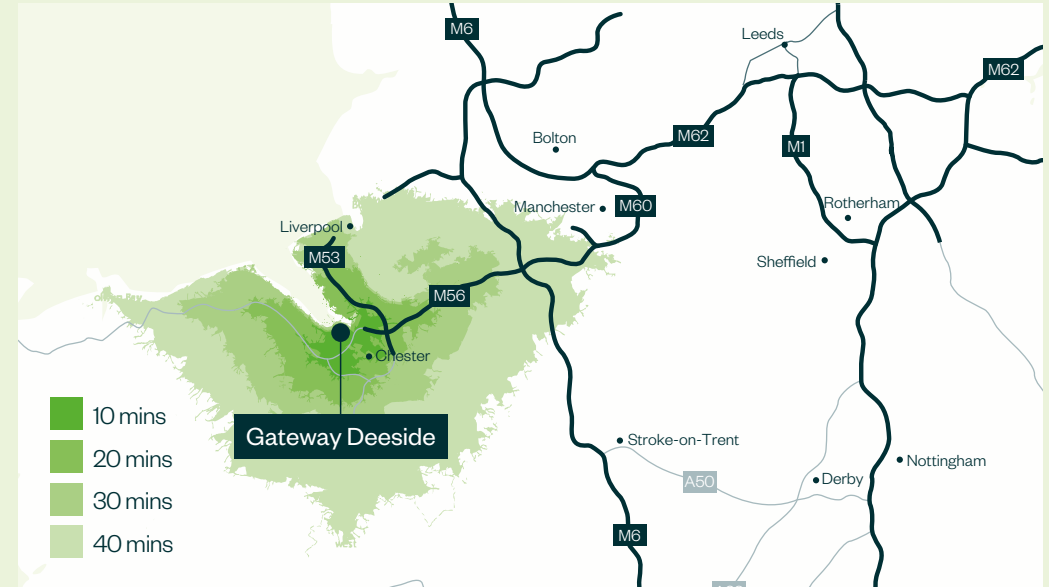
HGV drivetimes

56.5% of the population can be reached within a 4.5-hour HGV drive time. The Port of Liverpool is extremely accessible and is the best connected container terminal in the country.



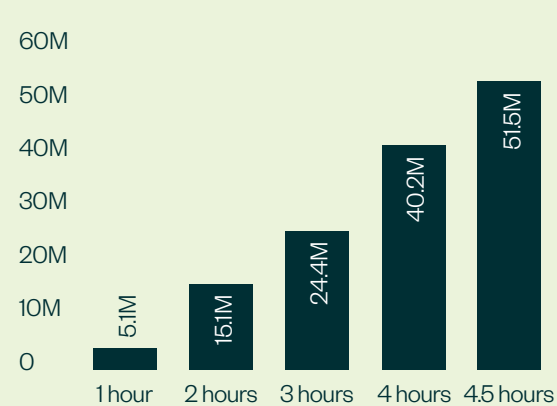
Car drivetimes

Within a 30 minute commutable drive time, the site can tap into employment from Warrington and Liverpool.



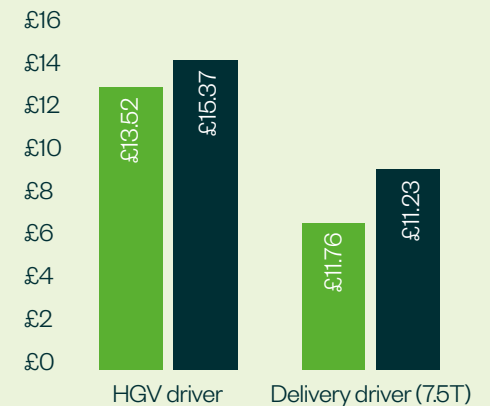
HGV drivetime reach

■ Population (2023)



Average salary

■ Deeside ■ UK



Source: Esri and Michael Bauer Research

Indeed, 2023

AN EXPERIENCED DELIVERY TEAM

The joint venture combines Goodman's global capabilities and experience with regional knowledge and expertise.



Goodman is a specialist global industrial property group. It owns, develops and manages high-quality, sustainable properties that are close to consumers and provide essential infrastructure for the digital economy. With more than 400 properties located in key consumer markets, Goodman works with a diverse range of local and global customers within the ecommerce, logistics, retail, consumer goods, automotive, pharmaceutical and technology industries.

NPL
LIMITED

NPLL focuses on strategic land and property investment. It is currently involved in the development and promotion of 600-acres across North Wales and the North West using its local expertise to generate added value, and deliver high quality and sustainable developments across the employment and residential sectors.



CONTACT US



Nigel Dolan
Development Director
nigel.dolan@goodman.com
07793 709629
0121 506 8107



Richard Johnson
richard.johnson@jll.com
07980 837328

Sophie Kettlewell
sophie.kettlewell@jll.com
07801 667586



Matthew Pochin
mattpochin@legatowen.co.uk
07831 445009

Mark Diaper
markdiaper@legatowen.co.uk
07734 711409

Delivered in partnership with:



0121 506 8100 | uk.goodman.com

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document. These particulars are believed to be correct at publication date (April 2024), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.

