

FLINT|228
PRIME DISTRIBUTION CENTRE

*A Rare Opportunity to Occupy a Fully Racked
Distribution Facility in North Wales*

**TO LET FLINT 228
PRIME DISTRIBUTION CENTRE
228,518 SQ FT (21,230 SQ M)
Aber Road, Flint, Flintshire CH6 5EX**

 **CUSHMAN &
WAKEFIELD**



// BUILDING SPECS

BUILDING SIZE

228,518 SF (21,230 SQ M)

WAREHOUSE SPACE

209,896 SF (19,500 SQ M)

TWO STOREY OFFICE SPACE

5,705 SF (530 SQ.M)

CANOPY SPACE

12,917 SF (1,200 SQ.M)

CLEAR HEIGHT

9.5 M

DRIVE-IN DOORS

8

LOADING DOCKS

2

YARD DEPTH

60 M

CONSTRUCTION

STEEL PORTAL
FRAME

YEAR BUILT

2000

HGV PARKING

32

CAR PARKING

70

FLOOR

SOLID
CONCRETE

RACKING

APR/ DRIVE IN RACKING
UPTO 35,000 PALLET
POINTS

VECHICLE WASH / DIESEL TANKS

UTLITIES

ALL MAIN UTILITIES
CONNECTED

LIGHTING

LED LIGHTING

FLOOR LOADING

Stacked pallets up 28
KN/sq.m



**Flint 228, Aber Road, Flint,
Flintshire CH6 5EX**

The diagram is a detailed site plan of the Port of Los Angeles container terminal. It features a grid of blocks labeled A through P and 1 through 11. Blocks A through F are yellow, while blocks G through P are red. The plan includes various areas such as 'STABLE DOCK PIERING', 'STATION PROTECTION', 'REPAIR AREA', 'OFFICE', and 'C.P. & HOSE'. A legend in the bottom right corner explains the symbols used for 'STATION PROTECTION' and 'STATION PROTECTION'.



**Flint 228, Aber Road, Flint,
Flintshire, CH6 5EX**

// LOCATION MAP

Location

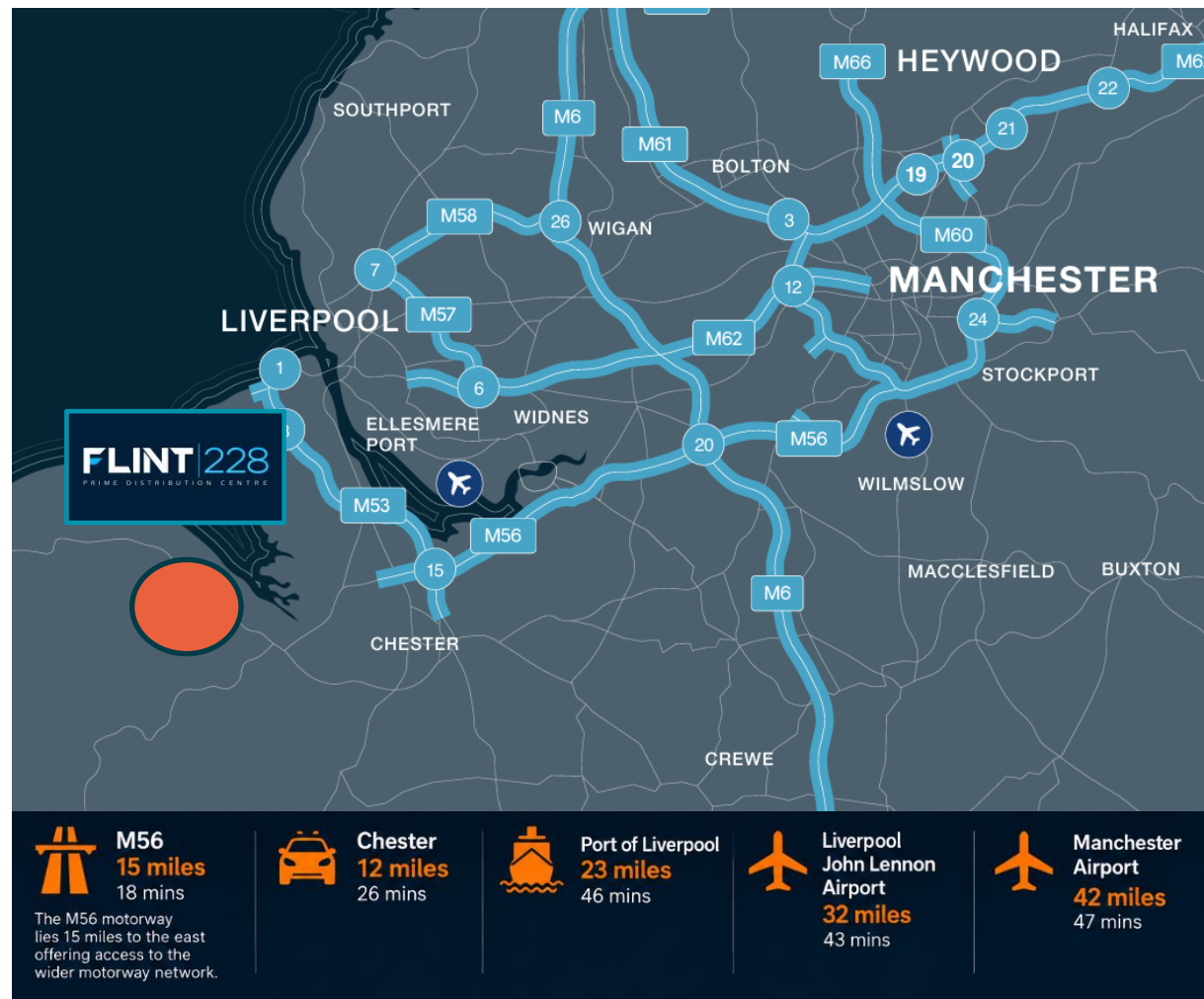
Flint is the former county town of Flintshire and is located approximately 6 miles north of Mold and 12 miles west of Chester. The town has a population of approximately 13,000 people but draws from a much wider rural catchment.

The town benefits from a railway station with a direct line to Holyhead to the west, Chester and onwards to London to the east.

The site is accessed via the A548 Holywell Road, which in turn offers easy access to North Wales, Chester and Liverpool.

The M56 motorway lies 15 miles to the East offering access to:

Destination	Distance	Drive Time
Chester	15 miles	26 mins
J32 A55	2.7 miles	9 mins
J33 A55	3 miles	7 mins
M56	15 miles	18 mins
Liverpool	23 miles	46 mins
Port of Liverpool	23 miles	46 mins
Liverpool John Lennon Airport	32 miles	43 mins
Wrexham	19 miles	37 mins
Manchester	48 miles	1 hr
Manchester Airport	42 miles	47 mins

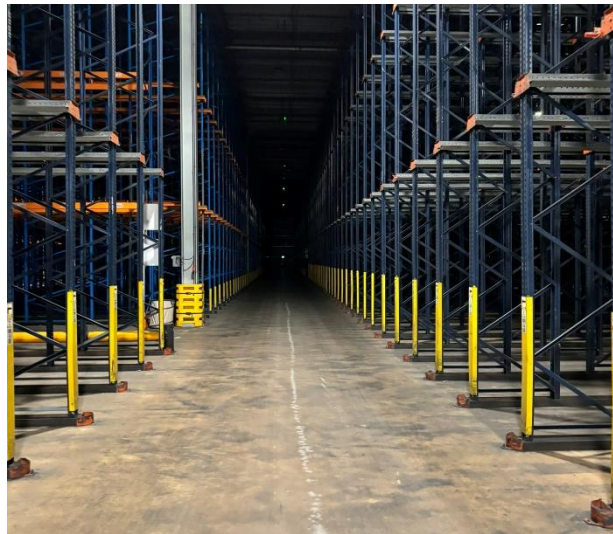


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// GALLERY



Warehouse Canopy



Warehouse APR/Drive In Racking



Warehouse Loading Docks



// FURTHER INFORMATION

TERMS

The property is available on a leasehold basis with terms upon request.

RENT

Rent on application.

BUSINESS RATES

The site is currently assessed as a whole. Individual buildings will be reassessed on the completion of a letting.

EPC

The unit has an EPC rating of B. A full EPC is available upon request.

VAT

VAT will be payable at the prevailing rate on any transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred.

// Flint 228, Aber Road, Flint,
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// CONTACT

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