



**UNIT 8 PACIFIC PARK, BRIDGE ROAD NORTH,  
WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PN**

**15,968 sq ft / 1483 m<sup>2</sup>**

- New Build Industrial/Warehouse Unit
- Bespoke office fit out available by way of negotiation
- Steel portal frame construction
- 9 m eaves height
- 2 no. level access loading doors
- 3 phase power supply (100kva)

## LOCATION

Pacific Park is prominently located on the principal road leading through Redwither Business Park, which forms part of the well-established Wrexham Industrial Estate in North Wales. Wrexham Industrial Estate is the largest estate in Wales and is home to a number of local and national organisations which employ in the region of 7,000 people.

Amongst the largest companies on the estate are JCB, Kelloggs, Village Bakery, The Very Group and NetWorld Sports.

The property has good transport connections, located c. 3 miles from A483 dual carriageway, linking to the M53 and the National Motorway Network beyond.

The property lies approx. 2.5 miles East of Wrexham, 24 miles South of Liverpool, 40 miles South West of Manchester and 58 miles North West of Birmingham.

## DESCRIPTION

The property comprises a detached new build unit built to the following specification:-

- Steel portal frame construction
- Profile metal clad elevation
- 9 m eaves height
- 15% roof lights
- 2 no. access loading doors
- Concrete Loading yard
- 3 phase power supply - 100kva capacity
- Secure site

## ACCOMMODATION

Description	Size (sq ft)	Size (sq.m)
<b>TOTAL</b>	<b>15,968</b>	<b>1483</b>





## TERMS

New Full Repairing and Insuring Lease on on terms to be agreed.

## OFFICE FIT OUT

The property is marketed without an office fit-out, but office packages are available, further information is available on request from the agents.

## BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request

## CODE FOR LEASING 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.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

## VIEWINGS

For further information please contact the sole agents:

### Alex Perratt

Email: alex@b8re.com

Tel: 07951 277 612

### Howard Cole

Email: howard.cole@bacommercial.com

Tel: 07387 647578

### Fraser Crewe

Email: fraser.crewe@bacommercial.com

Tel: 07771 912456

