



UNIT 13 TO LET

AVAILABLE SPACE
36,890 SQ FT

WELCOME TO WREXHAM INDUSTRIAL ESTATE

Wrexham Industrial Estate is home to more than 340 businesses which employ more than 10,000 people between them. The estate currently extends to over 550 hectares and is home to major manufacturing businesses in a range of sectors including, automotive, aerospace, food, pharmaceuticals and engineering.

A planned expansion will see another 200,000 sq ft of new industrial units added to further underline the importance and attractiveness of the Estate.

Situated only 6 miles from the English border, the town is extremely well placed to serve both Wales and England. Chester is 12 miles to the North, Liverpool 35 miles to the North and Manchester 55 miles to the North East.







Wrexham is an outstanding business environment which is well connected to the rest of the country and has an existing workforce which is highly trained and motivated. This is an excellent opportunity to secure commercial premises which has everything you need to take your business to the next level.



SPECIFICATION

Wrexham industrial estate is among the largest and most successful estates in the Northwest and Wales. Unit 13 is in an extremely well located and desirable business space off the main road with good roadside visibility.

Unit 13 is available as a standalone unit, with roller shutter doors, ground and first floor offices, eaves height from 4.7m up to 7.85m and a large yard space suitable for heavy goods vehicles and ample parking.

-  Roller shutter doors
-  3 phase electric
-  Ground and first floor offices
-  Eaves from 4.7M to 7.85M
-  1.3 acres yard space
-  30 car parking spaces
-  W/C and kitchen

USE - We understand that the property has consent for B1/B2 & B8 uses. Further enquiries should be directed to Wrexham Council.

SERVICE CHARGE - Available on request.

BUSINESS RATES - We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council

EPC - D - 93











LOCATION

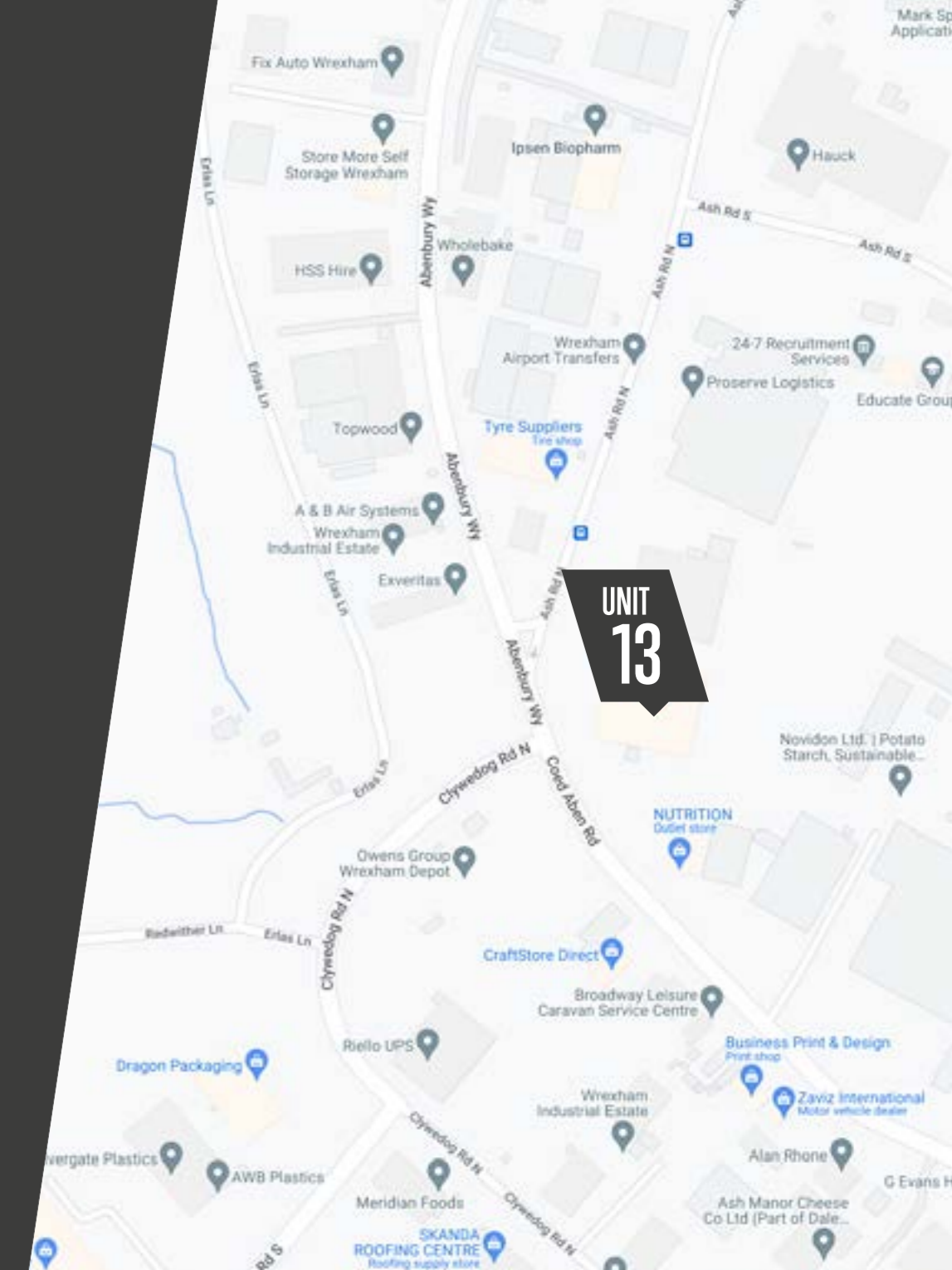
Wrexham Industrial Estate is home to major manufacturing businesses in a range of sectors including, automotive, aerospace, food, pharmaceuticals and engineering which benefit from an unbeatable location.

The Estate lies approximately 3 miles to the east of Wrexham town centre and 3 miles from the A483 dual carriageway. The A483 links directly with the A5 (North Wales Expressway) and the M53 Motorway at Junction 12.

To the South the A483 links with the M6 at JCN 10a via the M54 and A5. Wrexham town centre is approximately 3 miles to the east.

The Estate is also less than a 15 minute drive from Wrexham Station which gives easy access to Chester, and under an hour's drive from both Liverpool John Lennon Airport and Manchester Airport.

-  **Located alongside English border**
-  **Population of 135,000**
-  **Airports 50 mins**
-  **24 minutes drive from Chester**
-  **Largest industrial estate in Wales**
-  **41A & 1E from Wrexham via Bus**
-  **Access via A483 & A534**
-  **Train station 10 mins drive**



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A DEVELOPMENT BY



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FOR MORE INFORMATION

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Miscellaneous act

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