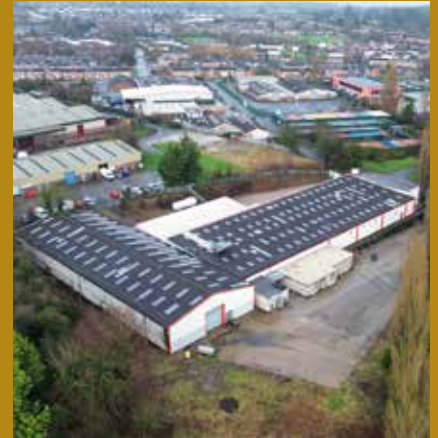


TO LET
(MAY SELL)



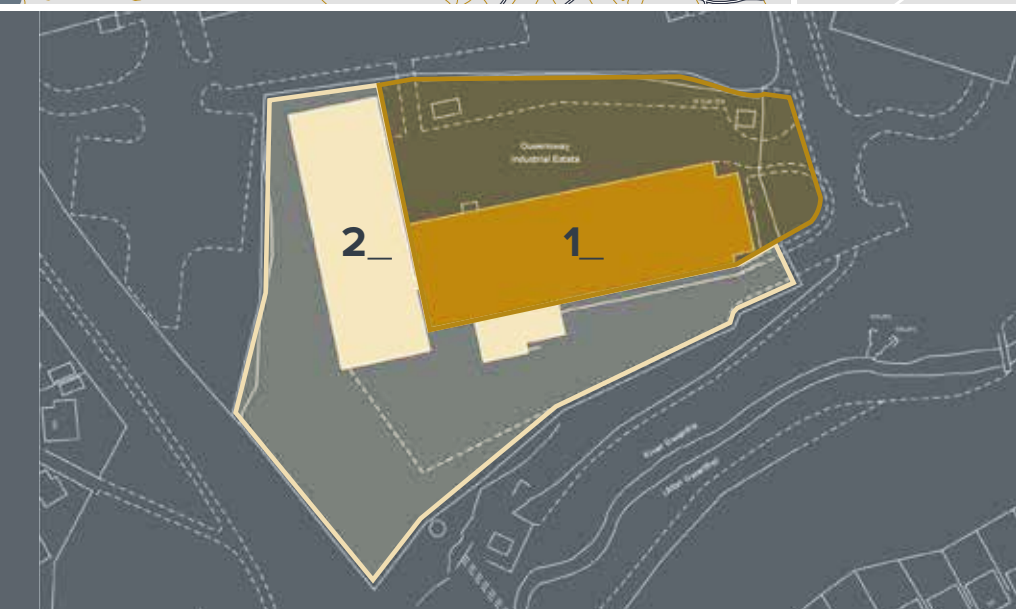
UNIT THIRTEEN.

Queensway Industrial Estate

QUEENSWAY • WREXHAM • LL13 8YR

15,820 sq.ft, 27,600 sq.ft
or 43,420 sq.ft available
(on 2.75 acres)

- Large secure service yards
- Large electrical, gas and water supplies available
- Ground and first floor office/amenity space
- Town Centre fringe
- 35% site coverage
- Rare opportunity to purchase
- Available as a whole or in part / 2 separate self-contained units



WAREHOUSE 1

AREA	SIZE (SQFT)	SIZE (SQM)
Warehouse	25,000	2,322
Office / Amenity	2,600	241.5
TOTAL	27,600	2,563.5

WAREHOUSE 2

AREA	SIZE (SQFT)	SIZE (SQM)
Warehouse	14,070	1,307
Office / Amenity	1,750	162.5
TOTAL	15,820	1,469.5

DESCRIPTION

The property comprises a detached industrial / warehouse building on a large self contained site.

The buildings are of steel frame construction with internal blockwork and external full height profiled metal cladding. The industrial / warehouse space benefits from good height clearance under a pitched roof with translucent rooflights. The office accommodation benefits from a flat felt roof.

The property is served by two separate large and secure service yards, one to each side of the buildings. Both service yards are generally concrete surfaced to a good standard.

The site is secured with palisade fencing and gates.

LOCATION

The property is located on Queensway Industrial Estate within the Wrexham City boundary, on the east of the town centre in close proximity to both industrial and residential properties. Wrexham Industrial Estate is nearby and now extends to approx. 1,000 acres, being the largest industrial estate in North Wales.

TERMS

Available by way of new full repairing and insuring leases for a term of years to be agreed. Alternatively consideration would be given to a sale.

SERVICES

We understand large electricity, gas and water supplies are available.

EPC

Energy Performance Rating of C, this may be improved following the refurbishment works.

RENT/SALE PRICE

The quoting rent/sale price is available on request.

BUSINESS RATES

The premises are entered into the 2023 rating list with a rateable value of £103,000 giving rise to an approximate rates payable of £55,105pa. Note this is for the whole property.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

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.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CONTACTS

For further information or to arrange a viewing, please contact the joint agents:

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