SITE 5

DETAILED PLANNING GRANTED BUILD TO SUIT OPPORTUNITY

WREXHAM INDUSTRIAL ESTATE, LL13 9XN

152,762 SQ FT OF HIGH QUALITY INDUSTRIAL/LOGISTICS WAREHOUSE



WREXHAM INDUSTRIAL Estate is home to over 340 Businesses

Creating employment for over 10,000 people. 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.

8 KELLOGGS 9 NINGBO 10 VILLAGE BAKERY 11 FCC ENVIRONMENTAL 12 THE VERY GROUP 13 MERIDIAN FOODS 14 TRITECH ENGINEERING SOLUTIONS

Kellovás

very

15	LLOYDS ANIMAL FEEDS
16	PORVAIR
17	PREMIER DECORATIONS
18	COTT
19	HMP BERWYN
20	F LLOYD PENLEY

21 TENSION CONTROL BOLTS

F.Lloyd (Penley)

2

JCB

ANNYALLA CHICKS

WOCKHARDT

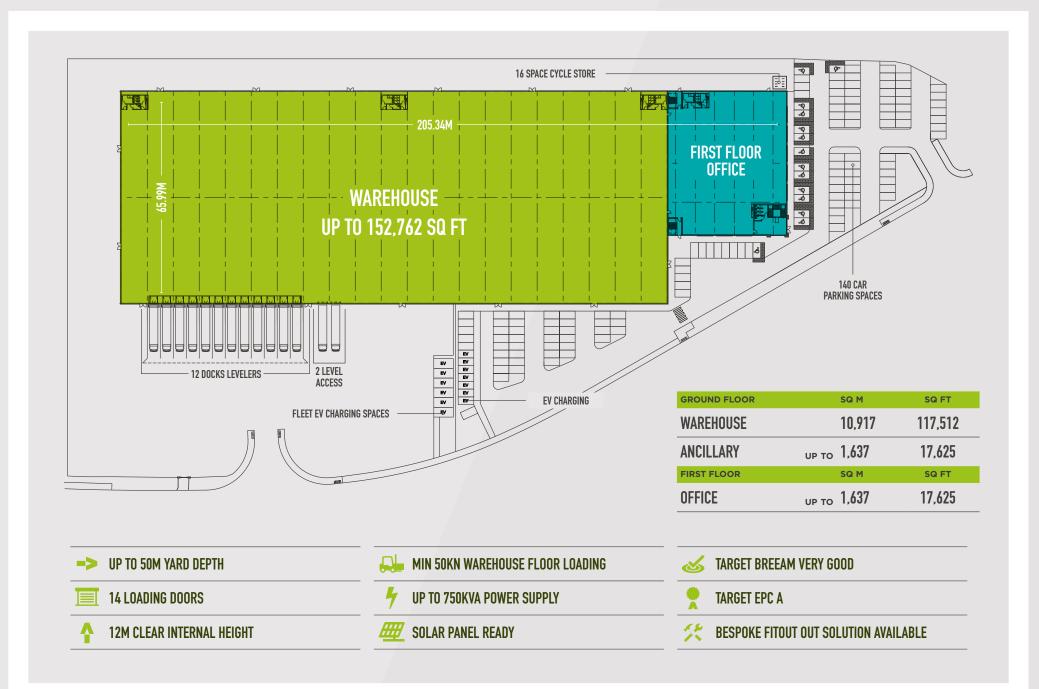
SOLVAY

IPSEN

HSS HIRE

MCCARTHY





Wrexham is the principal commercial centre and the largest town in North Wales. The town is extremely well placed for businesses to serve both Wales and England.

The property is well-connected with the A483, A534 and A55 all located within close proximity. The A55 links with the M53 and M56 motorways to the North.

Roads

A483 - 8 min / 4 miles A55 - 16 min / 12 miles

Motorways

M56 - 25 min / 19 miles

M6 - 43 min / 30 miles

Cities

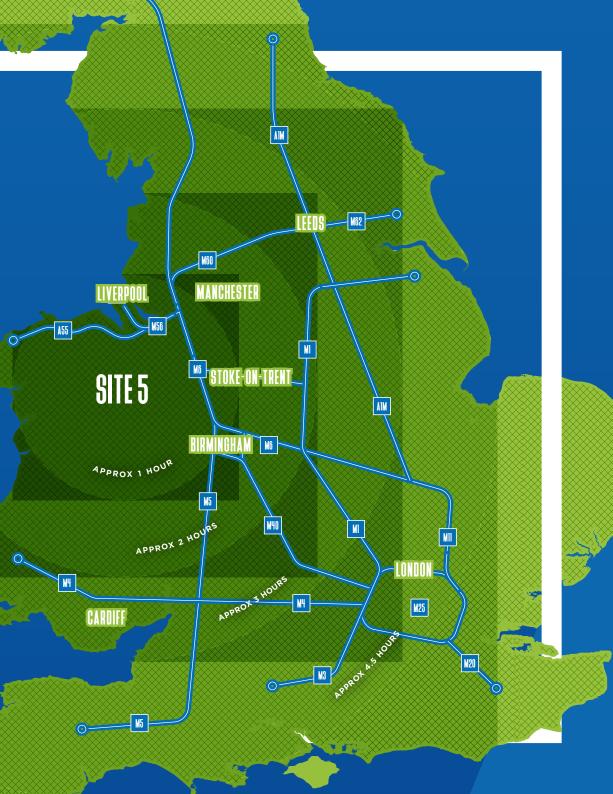
Liverpool - 45 min / 40 miles Stoke-On-Trent - 55 min / 38 miles Manchester - 1 hour / 55 miles Birmingham - 1 hour 20 min / 67 miles

Airports

Liverpool Airport - 45 min / 39 miles Manchester Airport - 50 min / 46 miles

Ports

Liverpool Port - 1 hour / 46 miles Holyhead Port - 1 hour 40 min / 93 miles Hull Port - 2 hours 40 min / 154 miles

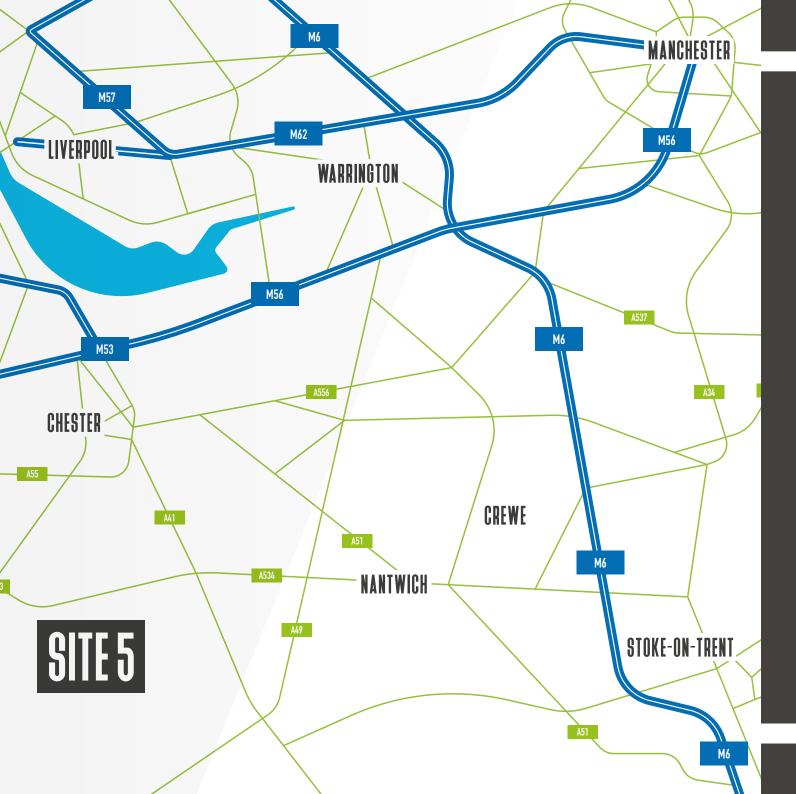




SUITABLE SKILLS **2k** TRANSPORT AND STORAGE WORKERS 12k MANUFACTURING WORKERS **2.5k** READY TO WORK LOCAL WORKFORCE 457k **PEOPLE WITHIN 30 MINUTES** DRIVE TIME **PEOPLE WITHIN 1 HOURS DRIVE TIME** (BOTH BASED ON CENSUS 2021) POPULATION 457k CONSUMERS WITHIN 15 MILES **2.8m CONSUMERS** WITHIN 30 MILES 8.3m CONSUMERS

WITHIN 50 MILES





A DEVELOPMENT BY



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