

# SITE 5

WREXHAM INDUSTRIAL ESTATE, LL13 9XN

**DETAILED PLANNING GRANTED**  
**BUILD TO SUIT OPPORTUNITY**

# TO LET

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



# JCB

# Kellogg's

# very

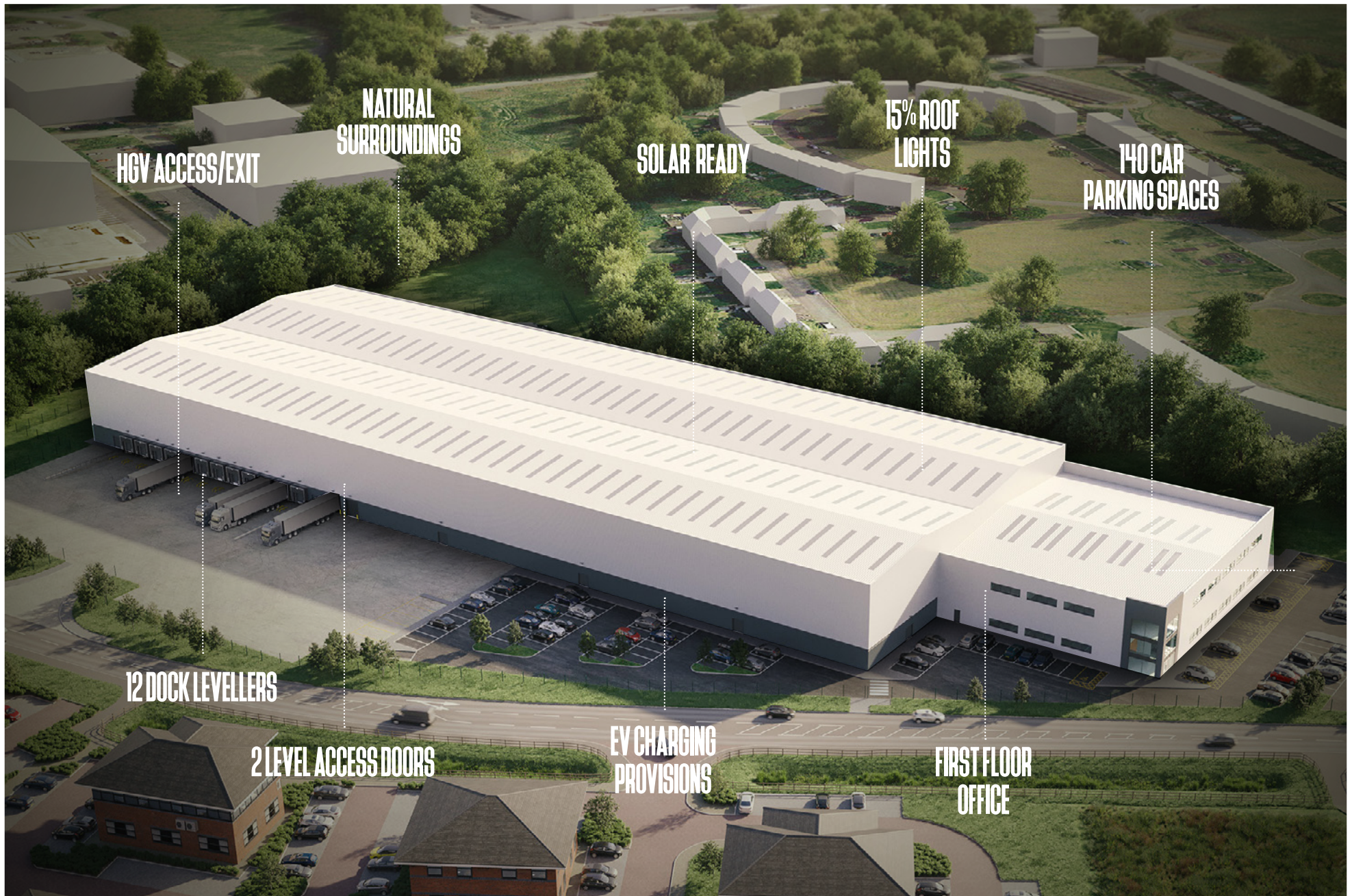
## WREXHAM INDUSTRIAL ESTATE IS HOME TO OVER 340 BUSINESSES

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.



# F.Lloyd (Penley) Ltd

1	JCB	8	KELLOGGS	15	LOYDS ANIMAL FEEDS
2	ANNYALLA CHICKS	9	NINGBO	16	PORVAIR
3	WOCKHARDT	10	VILLAGE BAKERY	17	PREMIER DECORATIONS
4	SOLVAY	11	FCC ENVIRONMENTAL	18	COTT
5	HSS HIRE	12	THE VERY GROUP	19	HMP BERWYN
6	IPSEN	13	MERIDIAN FOODS	20	F LLOYD PENLEY
7	MCCARTHY	14	TRITECH ENGINEERING SOLUTIONS	21	TENSION CONTROL BOLTS



**NATURAL  
SURROUNDINGS**

**HGV ACCESS/EXIT**

**SOLAR READY**

**15% ROOF  
LIGHTS**

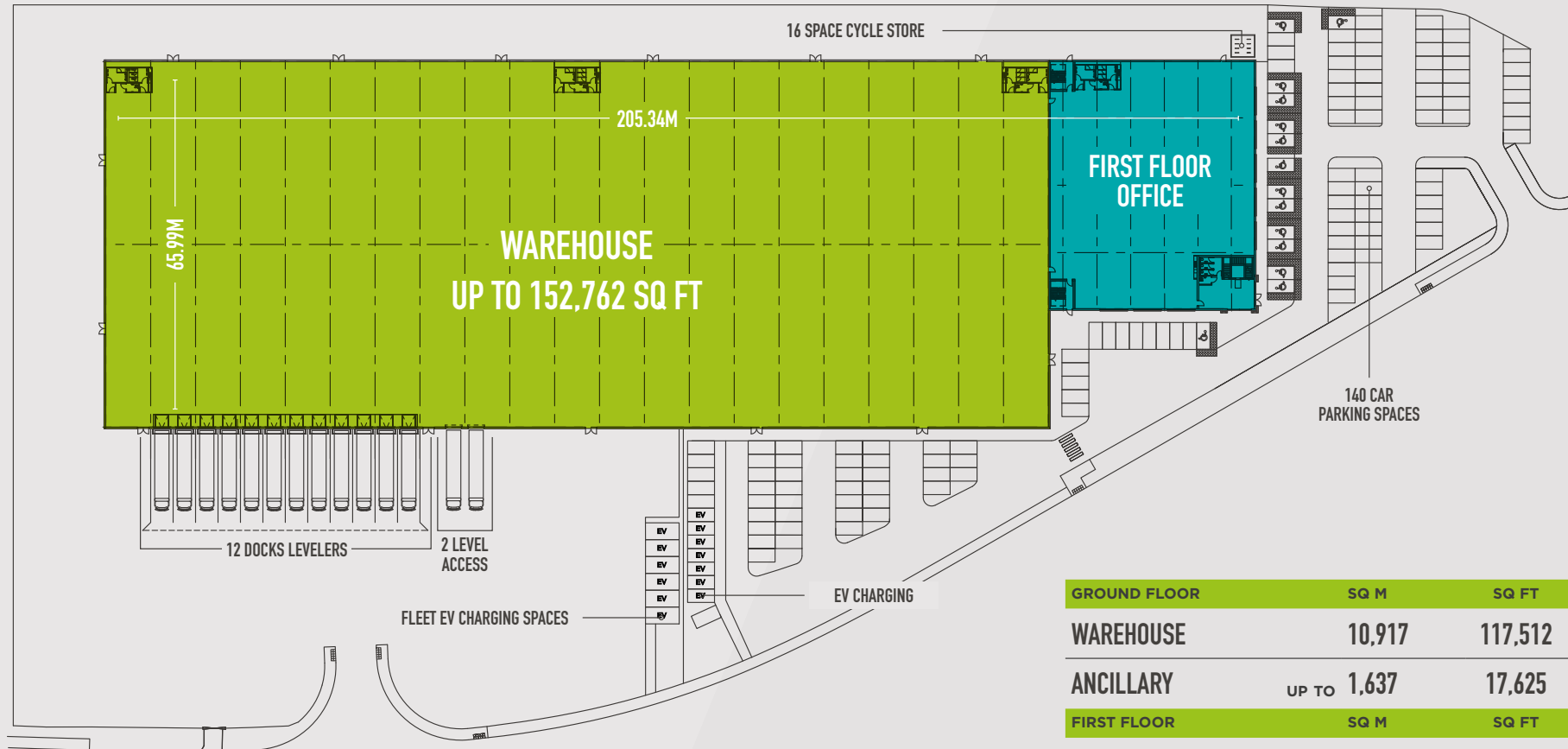
**140 CAR  
PARKING SPACES**

**12 DOCK LEVELLERS**

**2 LEVEL ACCESS DOORS**

**EV CHARGING  
PROVISIONS**

**FIRST FLOOR  
OFFICE**



GROUND FLOOR		SQ M	SQ FT
WAREHOUSE		10,917	117,512
ANCILLARY	UP TO	1,637	17,625
FIRST FLOOR		SQ M	SQ FT
OFFICE	UP TO	1,637	17,625

➔ UP TO 50M YARD DEPTH

🚪 14 LOADING DOORS

⬆️ 12M CLEAR INTERNAL HEIGHT

🚛 MIN 50KN WAREHOUSE FLOOR LOADING

⚡ UP TO 750KVA POWER SUPPLY

🏠 SOLAR PANEL READY

✅ TARGET BREEAM VERY GOOD

🌱 TARGET EPC A

🔧 BESPOKE FITOUT OUT SOLUTION AVAILABLE

**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

4.8m

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

# LOCAL WORKFORCE





**SITE 5**

A DEVELOPMENT BY



**FI** REAL ESTATE  
MANAGEMENT

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[WREXHAM-INDUSTRIAL.COM](http://WREXHAM-INDUSTRIAL.COM)

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