

TO LET - INDUSTRIAL/ WAREHOUSE DISTRIBUTION UNIT



**UNIT 54 CLYWEDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE
WREXHAM, LL13 9XS**

67,690 sq ft / 6,288 m2

- Eaves height of 5.35 metres
- 3no. loading doors
- Secure gated loading yard
- Separate car parking

LOCATION

The property is located in Wrexham, which is the principal commercial centre and largest town in North Wales. The Town is situated 13 miles south west of Chester, 31 miles south of Liverpool, 42 miles west of Stoke-on-Trent and 70 miles south west of Manchester.

The property forms part of Wrexham Industrial Estate, one of the North West's most established industrial areas. The estate was established by the Welsh Development Agency and is now one of the largest industrial estates in Europe, covering approximately 1,360 acres (550 hectares). The estate is home to approximately 300 businesses, including JCB Transmissions, Kelloggs, XPO Logistics, Ardagh Group, Rowan Foods, HSS Hire and Proserve.

DESCRIPTION

The property comprises a detached industrial/warehouse unit constructed in 1980's and provides the following specification:-

- Steel frame construction
- 5.35 metre eaves
- 3no. level access loading doors (including 1no. canopied)
- Secure loading yard
- Separate car parking for approximately 50 vehicles

ACCOMMODATION

Description	Size (sq ft)	Size (sq.m)
Warehouse	54,344	5,048
Ground and First Floor Offices	13,346	1,240
TOTAL	67,690	6,288



