

Llay Road Industrial Estate Wrexham

Available to Let
Warehouse
2,457 sq ft (228 sq m)

6 Metre Eaves Height



3 Phase Electricity



Ancillary Offices



WC & Kitchen Facilities



Large Roller Shutter Doors

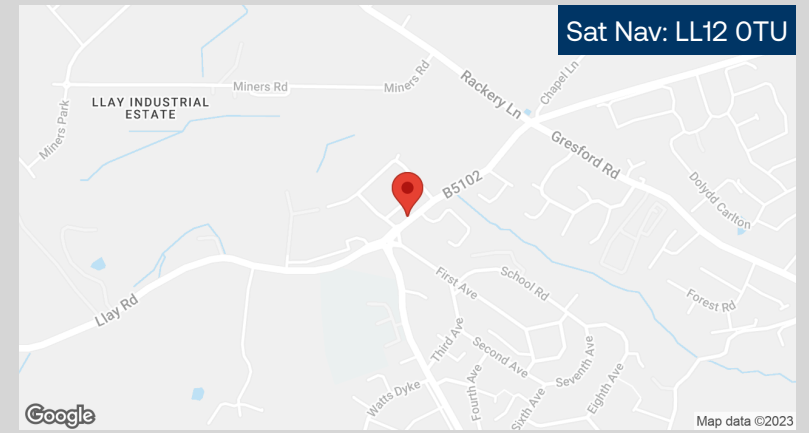


Established Location



Llay Road Industrial Estate

Llay Road Industrial Estate Wrexham LL12 0TU



Description

Purpose built industrial estate of brick and clad construction. All units on site benefit from a large roller shutter door, three phase electricity, 6m eaves height, ancillary offices, kitchen area and toilets facilities. Llay Industrial Estate lies approximately 4 miles North of Wrexham, and is 2 miles west of the A483 dual carriage way - Chester to Wrexham Bypass.

Location

Llay Industrial Estate lies approximately 4 miles north of Wrexham and 2 miles west of the A483 dual carriageway - Chester to Wrexham Bypass.

The estate is within close proximity to the A483, linking the Chester Southerly Bypass, the A55 North Wales Expressway and the M53. To the south the A483 joins the A5 trunk road and the M54 motorway.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

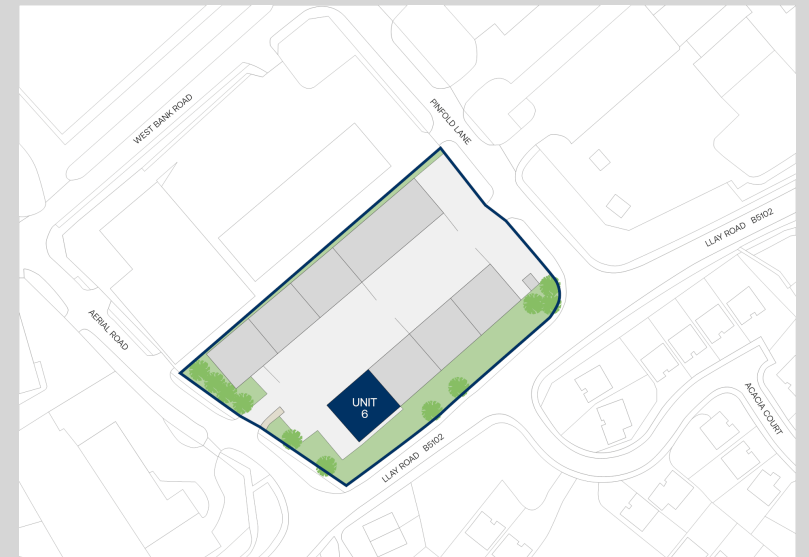
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Accommodation:

| Unit | Property Type | Size (sq ft) | Size (sq m) | Availability |
|--------|---------------|--------------|-------------|--------------|
| Unit 6 | Warehouse | 2,457 | 228 | Immediately |
| Total | | 2,457 | 228 | |

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