

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

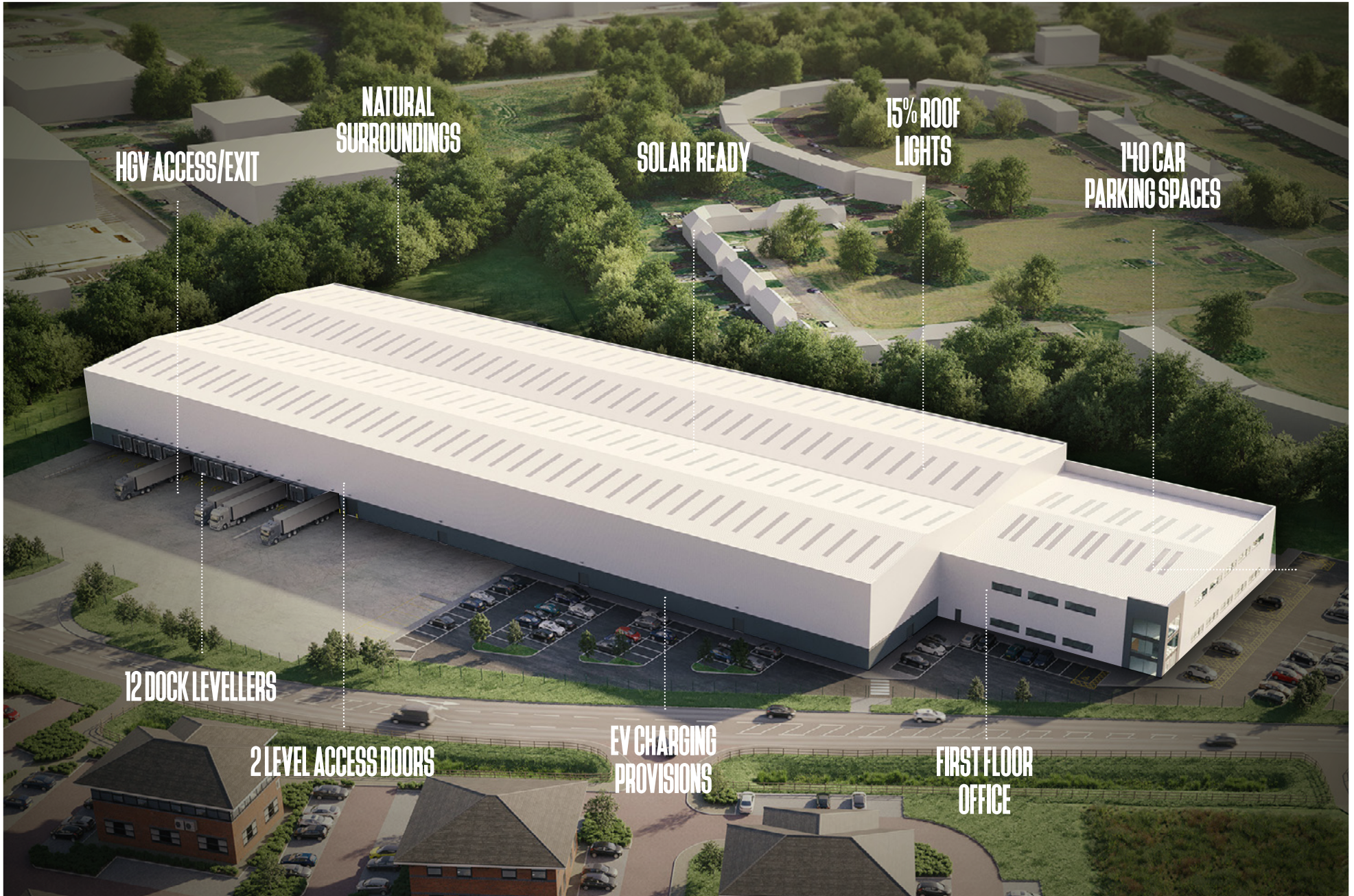
WREXHAM INDUSTRIAL ESTATE IS HOME TO OVER 340 BUSINESSES

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**

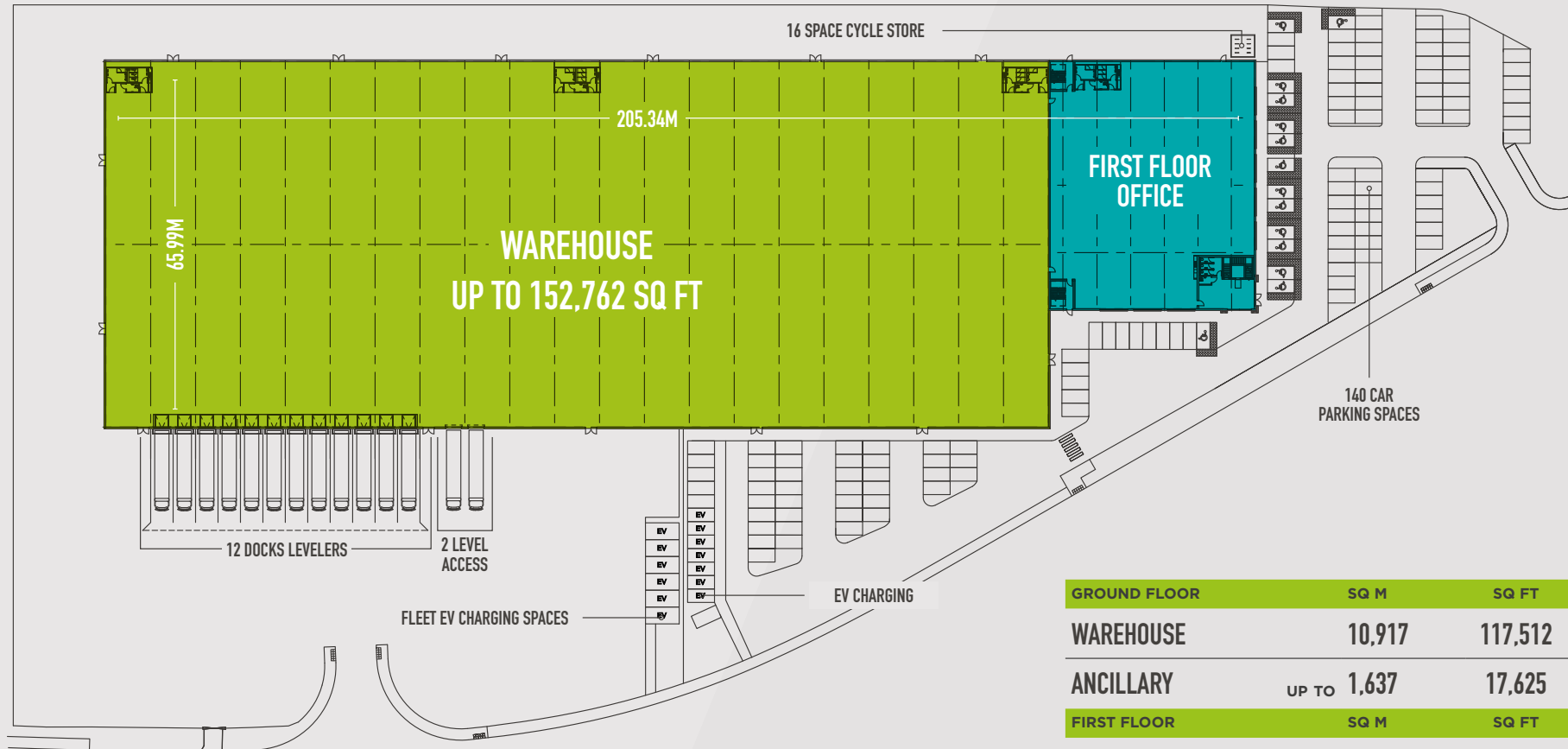
**140 CAR
PARKING SPACES**

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

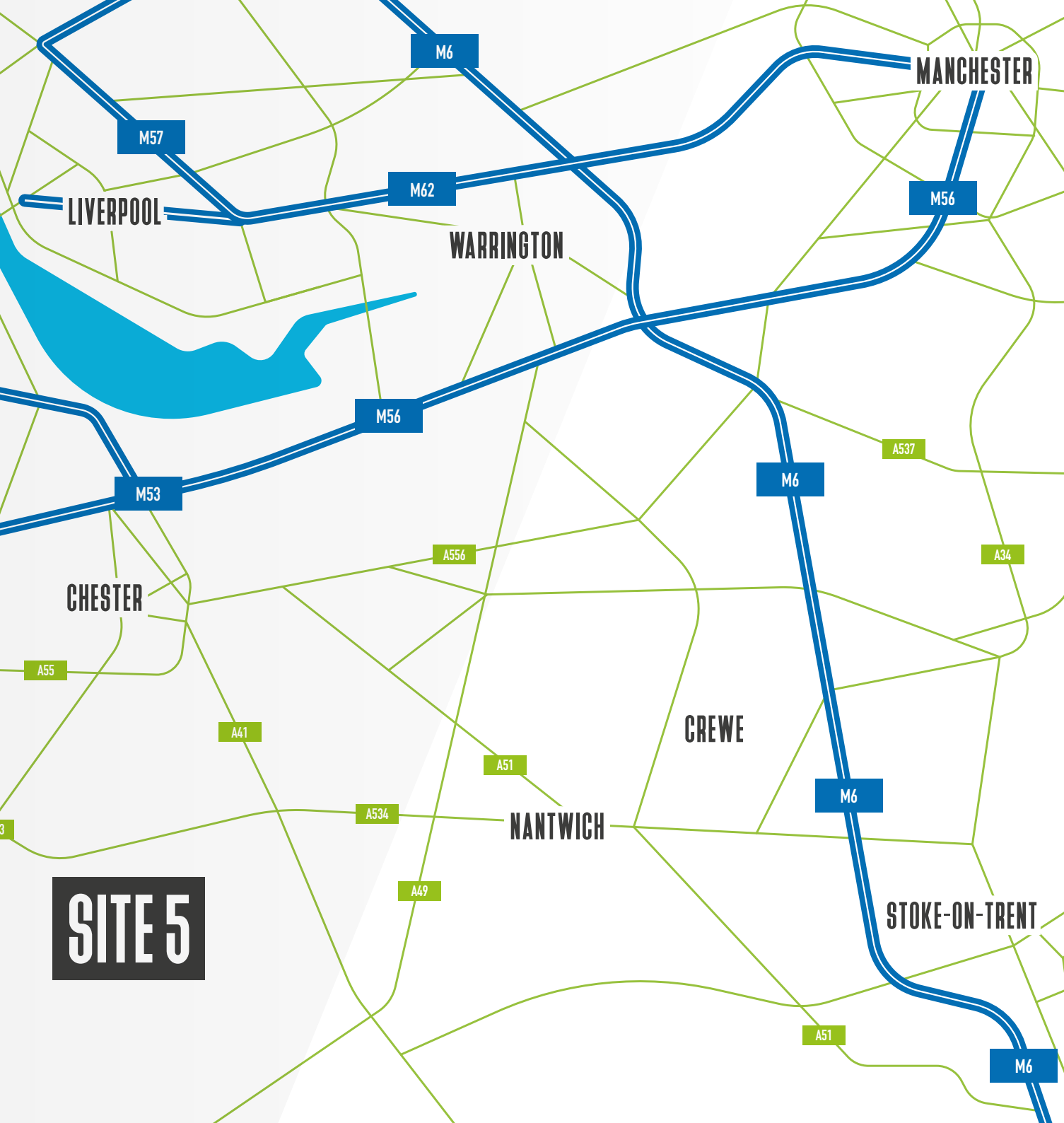
CONSUMERS
WITHIN 30 MILES

8.3m

CONSUMERS
WITHIN 50 MILES

LOCAL WORKFORCE





SITE 5

A DEVELOPMENT BY



FI REAL ESTATE
MANAGEMENT

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