



Ash Rd North, Wrexham Industrial Estate, LL13 9JT

TO LET (May Sell)

HOME

DESCRIPTION

ACCOMMODATION

SITE PLAN

AERIAL

MORE INFO



**POWER SUPPLY
3000kVA
available on site**

81,580 SQ FT
Fully Refurbished
Industrial/Warehouse Unit
Available Q2 2021

[HOME](#)[DESCRIPTION](#)[ACCOMMODATION](#)[SITE PLAN](#)[AERIAL](#)[MORE INFO](#)

- Located on the popular Wrexham Industrial Estate
- Secure, self-contained site
- 7.2m height to the eaves
- 8.8m height to the ridge
- New concrete yard and new concrete internal floor
- New roof with 10% rooflights
- New cladding to walls and existing steels to be painted
- 3 no. dock levellers
- New canopy to be constructed over dock levellers
- 5 no. drive through doors
- Fully refurbished office space
- Expected car parking spaces: 74 inc. 3 accessible
- Expected HGV parking spaces: 17

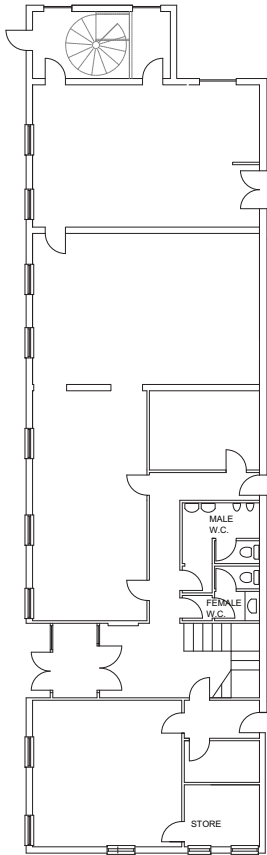


[HOME](#)
[DESCRIPTION](#)
[ACCOMMODATION](#)
[SITE PLAN](#)
[AERIAL](#)
[MORE INFO](#)

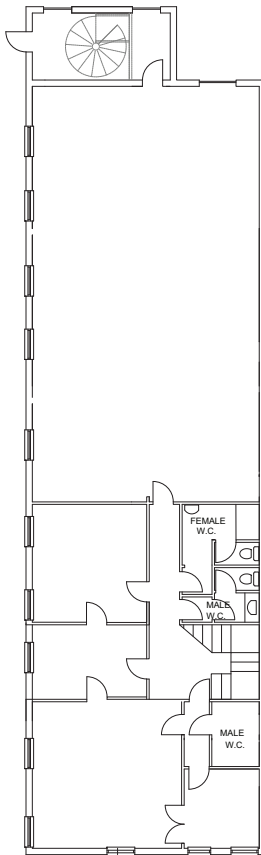

Accommodation	Area
Ground Floor Office	4365 SQ FT
First Floor Office	3189 SSQ FT
Total Office	7554 SQ FT
Warehouse	74,026 SQ FT
Total Area	81,580 SQ FT

[HOME](#)
[DESCRIPTION](#)
[ACCOMMODATION](#)
[SITE PLAN](#)
[AERIAL](#)
[MORE INFO](#)

Site Master Plan



Ground Floor Office



First Floor Office



HOME

DESCRIPTION

ACCOMMODATION

SITE PLAN

AERIAL

MORE INFO

Village Bakery

Oscar Mayer

Proserve

Ipsen

Solvay

JCB

wire81

JCB

A483 Abenbury Way

Ash Road North



[HOME](#)
[DESCRIPTION](#)
[ACCOMMODATION](#)
[SITE PLAN](#)
[AERIAL](#)
[MORE INFO](#)


Power

Three sub stations are located on site. We are advised 33kV is supplied to the site and there is the capacity to draw 3,000kVA from the grid at any one time

Location

The property is situated on Ash Rd North on Wrexham Industrial Estate in North Wales. Wrexham Industrial Estate is the largest estate in Wales and is home to a number of local and national. organisations which employ in the region of 7,000 people. Amongst the largest companies on the estate are JCB, Kellogs and Village Bakery.

The property has good transport connections, located c. 3 miles from A483 dual carriageway, linking to the M53 and the National Motorway Network beyond.

The property lies approx. 2.5 miles East of Wrexham, 24 miles South of Liverpool, 40 miles South West of Manchester and 58 miles North West of Birmingham.



Jon@b8re.com



MarkDiaper@legatowen.co.uk

Misrepresentation Act 1967: Messrs LegatOwen and B8 for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs LegatOwen and B8 nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Messrs LegatOwen and B8 to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.



Chichester House, 91 Moss Lane East
Manchester M15 5GY
0161 546 3215
www.primepropertyltd.co.uk