

FOR SALE

Ruabon

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Modern Production/Warehouse Unit 14

Vauxhall Industrial Estate, Ruabon, Ruabon LL14 6HA

- Steel Portal Frame
- Generous Yard areas
- 3 loading doors
- Min 5m eaves
- Offices at Ground & First Floors
- For Sale at £ 2.3 million plus VAT

44,374 sq ft
(4,122.34 sq m)



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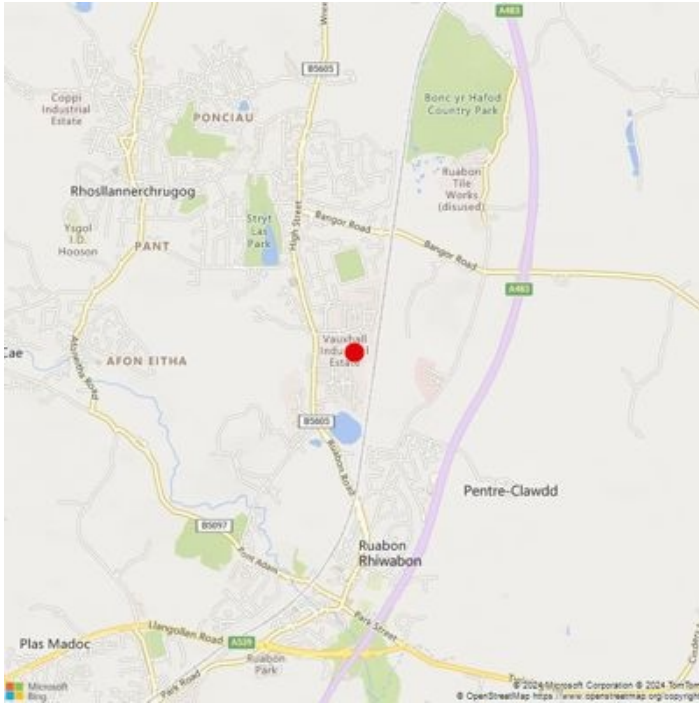
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Unit 14

Vauxhall Industrial Estate, Ruabon, Ruabon LL14 6HA



Location Ruabon is 5 miles south of Wrexham, a principal commercial and regional centre for North East Wales (12 miles south of Chester) and accessed via the A483

The unit fronts the Vauxhall Industrial Estate on Ruabon Rd and occupies a prominent roadside position on an established industrial park. It is situated to the north of Ruabon, approximately 1.5 miles from the main dual carriageway A483 (T) accessed via the Bangor Rd (B 5426) and Ruabon Rd.

Description The property comprises a large semi detached manufacturing/warehouse unit of steel portal frame construction within a self contained and secure site of 1.91 acres. The site was completely overhauled in 2018 where it was comprehensively refurbished to include upgrading of offices, re-cladding of elevations and a new roof.

The main production/warehouse is arranged across 2 bays, has a minimum eaves height of 5m, benefits from 3 phase power (200kva), translucent roof lights, LED lighting and is serviced by 2 full height surface loading doors to the Eastern elevation (door heights 4m (H) x 7,5 m (w) leading to a loading apron (depth 9 m).

The southern yard area has a depth of 20m

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Warehouse	29,582	2,748.17
Production/Store	8,510	790.58
Ground Floor Offices	3,141	291.8
First Floor Offices	3,141	291.8
Total	44,374	4,122.34

Terms The property under freehold title (No: CYM737650) is offered for sale at a price of £ 2.3 million plus VAT

Rateable Value The unit has an RV of £ 90,000 effective 1 April 2023. Interested parties are requested to contact the local authority.

VAT VAT will be payable at the prevailing rate.

Legal Costs Each party is responsible for their own costs in relation to any transaction.

Anti Money Laundering (AML) To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

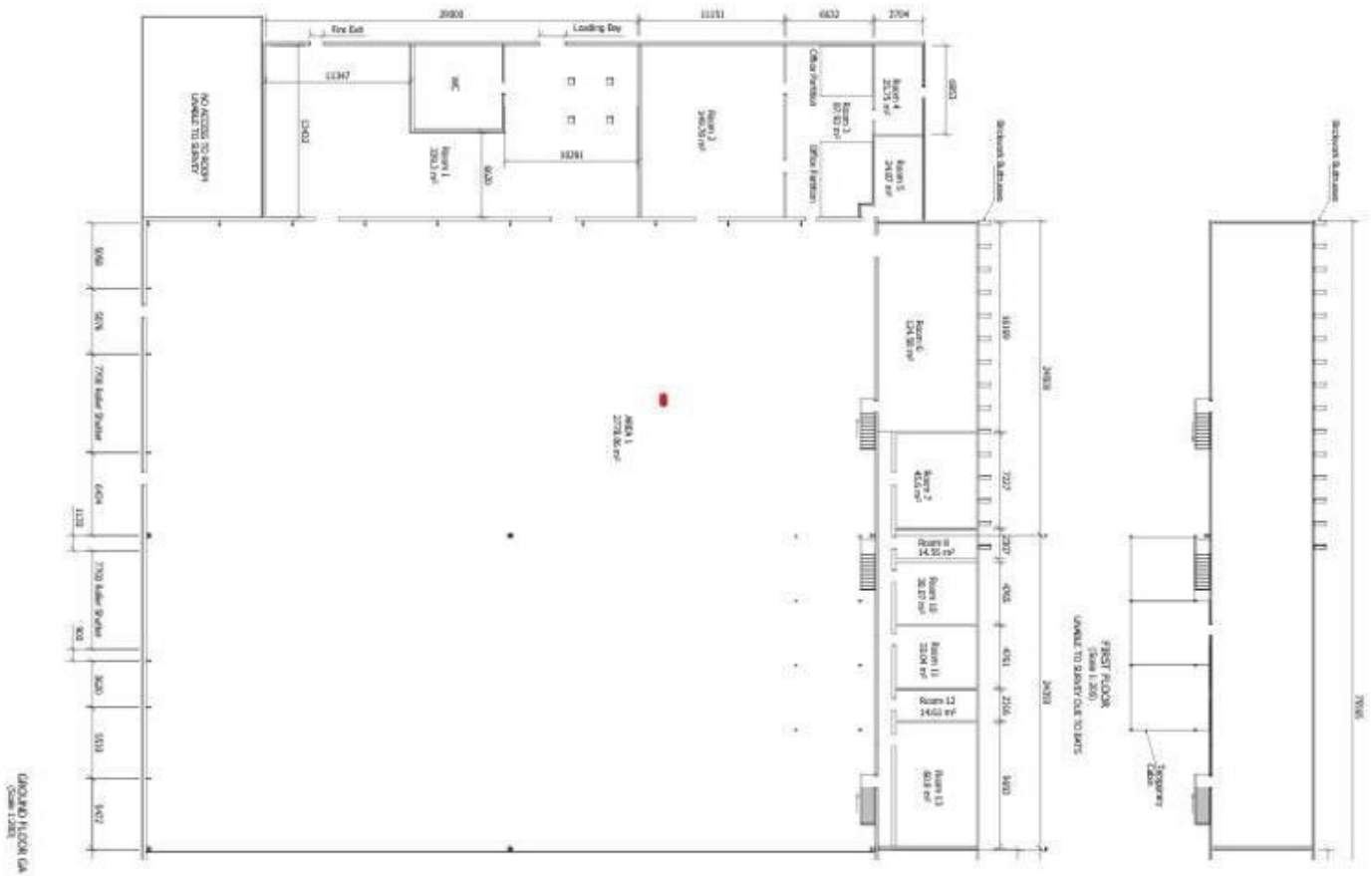
Please contact me should you require any further information.

Further Information

Please contact the sole agents, LM6:
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