

MODERN MANUFACTURING FACILITY  
**FOR SALE**

WREXHAM

**138**

FIVE CROSSES  
INDUSTRIAL ESTATE

MINERA, WREXHAM LL11 3RD

**137,824 SQ FT**  
(12,804 SQ M)  
ON A **9.2 ACRE SITE**



FORMER DAIRY / FOOD PRODUCTION FACILITY | LARGE EXTERNAL AREAS | 2,700 KVA POWER SUPPLY

THE SITE

THE SITE MEASURES  
**9.2 ACRES** AND CAN BE  
ACCESSED FROM TWO  
POINTS, ONE BEING  
THROUGH **FIVE CROSSES**  
**INDUSTRIAL ESTATE** OFF  
**RUTHIN ROAD** AND THE  
SECONDARY ENTRANCE  
TO A LARGE REAR CAR  
PARK ACCESSED OFF  
**GWERNYGASEG ROAD**



DESCRIPTION

THE SITE IS CONCRETE SURFACED AROUND THE BUILDINGS ALLOWING 360 DEGREE CIRCULATION WITH ADDITIONAL HARDSTANDING AND LOOSE GRAVEL CAR PARK TO THE REAR OF THE SITE.



## ACCOMMODATION

MAIN DAIRY PROCESSING FACILITY		SQ FT
Basement	Chilled Store	5,169
GF	Production & Chilled Store	40,043
FF	Production, Chilled Store & Offices	33,576
Mezzanines	Stores / Offices	3,514
<b>SUB TOTAL</b>		<b>82,3021</b>
REAR WORKSHOP / STORES		SQ FT
GF	Workshop & Storage	9,881
REAR PRODUCTION / WAREHOUSE UNIT		SQ FT
GF	Production, Office, Welfare	22,793
FF	Production / Warehouse	21,892
Mezzanines	Offices & Storage	955
<b>SUB TOTAL</b>		<b>45,640</b>
<b>TOTAL</b>		<b>137,824</b>



The site includes three properties the specification of which are listed below:

### MAIN DAIRY PROCESSING FACILITY

- Two-storey building with basement and various mezzanine floors within the unit
- Subdivided into separate production areas with 'white walls' and composite panels, floor drains
- Solid floors for load bearing capacity on each floor
- Basement storage with goods lift
- Storage and dispatch areas
- 11 no. dock level loading doors
- 4 no. level access loading doors
- First floor offices and welfare with large canteen area
- Shower and locker facilities
- First floor link to Rear Production / Warehouse

### REAR PRODUCTION / WAREHOUSE

- 2 storey building
- Dock level loading door
- Ground floor and mezzanine offices
- Shower and locker room facilities
- First floor link to Main Dairy Processing Unit

### REAR WORKSHOP / STORES

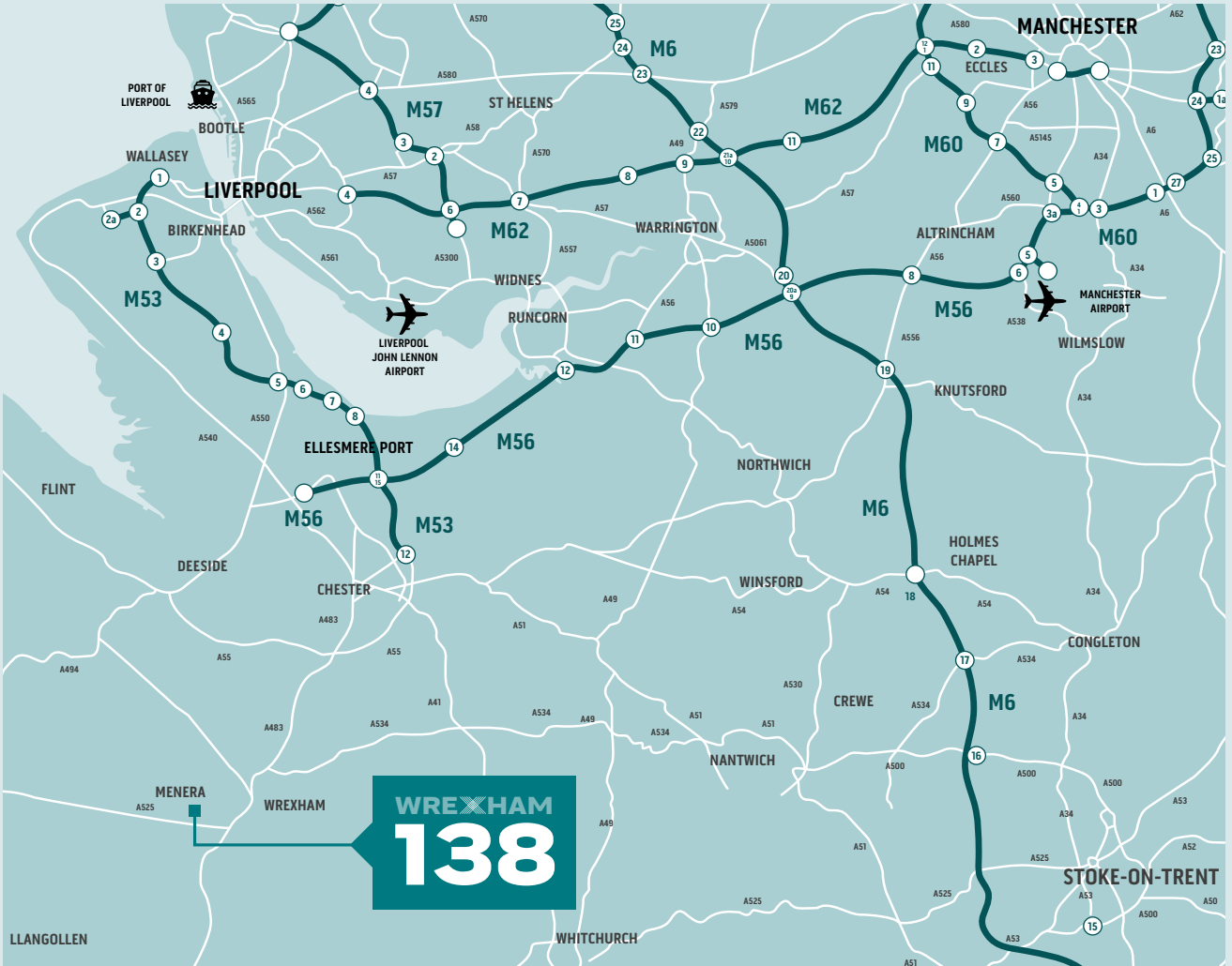
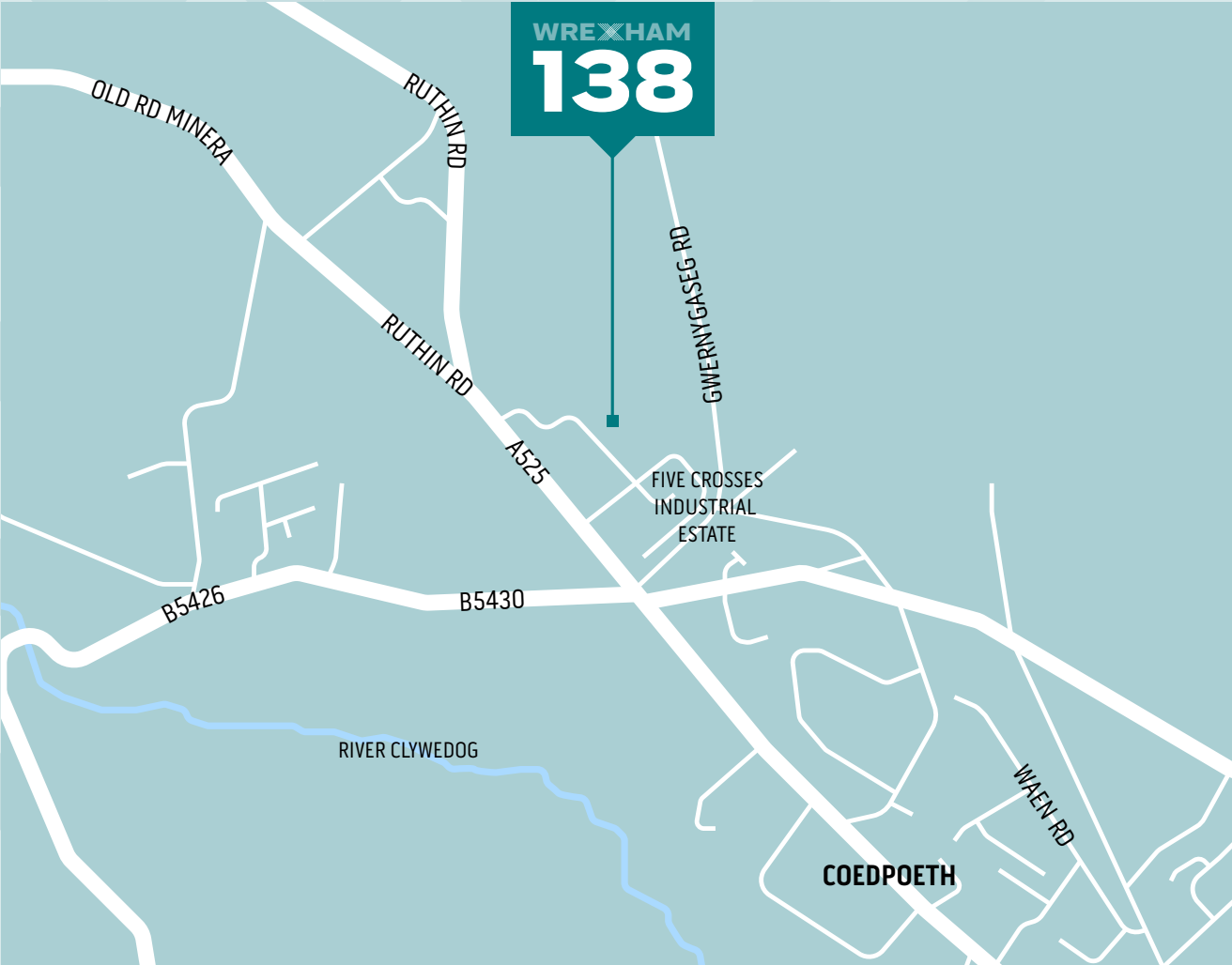
- General industrial warehouse of steel portal frame construction
- Separated into three units by two blockwork partitioned walls
- 4 no. level access loading doors
- Office and W/C's
- Vehicle inspection pit

LOCATION

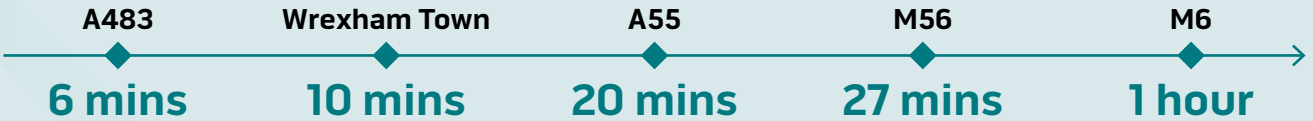
SAT NAV: LL11 3RD

The property is located to the rear of the established Five Crosses Industrial Estate, which lies between Coedpoeth and Minera, approximately 4 miles to the north west of Wrexham and 2.5 miles to the north west of the A483.

The A483 forms the Wrexham western bypass providing dual carriageway access to Chester and the M56/M53 motorways to the north and Shrewsbury (via the A5) to the south east.



DRIVE TIMES



## TERMS / PRICE

The premises are available by way of a Freehold Sale, for further information please contact the sole agents Knight Frank.

## BUSINESS RATES

We would advise interested parties to contact the Local Authority for further information.



# WREXHAM 138

## FIVE CROSSES INDUSTRIAL ESTATE

MINERA, WREXHAM LL11 3RD

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

All prices quoted will be exclusive of VAT which will be payable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

Energy Performance Certificates will be available upon request.

## FURTHER INFORMATION / VIEWINGS

For further information or to arrange a viewing please contact the sole agents

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