



REFURBISHED UNIT | POPULAR LOCATION

Unit 4 Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Refurbished two-storey warehouse space available immediately

Summary

Tenure	To Let
Available Size	1,218 sq ft / 113.16 sq m
Rent	Rent on Application
Service Charge	N/A
Business Rates	To be confirmed
EPC Rating	Upon Enquiry

Key Points

- Refurbished Unit
- Well established industrial location
- Secure compound area
- Access via double drive-in door
- Revised reduced rental
- Two storey warehouse space
- Available immediately
- Three phase power

Unit 4 Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Summary

Available Size	1,218 sq ft
Rent	Rent on Application
Business Rates	To be confirmed
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property comprises a recently refurbished semi-detached industrial unit with brick elevations and is accessed via a double drive-in wooden loading door. The refurbishment works included new rendering to the property and new UPVC windows. Internally there is a concrete first floor that runs across the unit with WC and kitchen facilities. Externally there is a secure compound area to the side of the property.

Location

The unit is located on Oak Road which forms part of the popular Wrexham Industrial Estate and is one of the North West's most established industrial locations. The unit is on the east side of the estate and has excellent transport connections, with the A483 dual carriageway being approximately 4 miles to the northwest via the A534. The A483 provides onward access to the M53 and the national motorway network beyond.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	706	65.59
1st - Warehouse	512	47.57
Total	1,218	113.16

Viewings

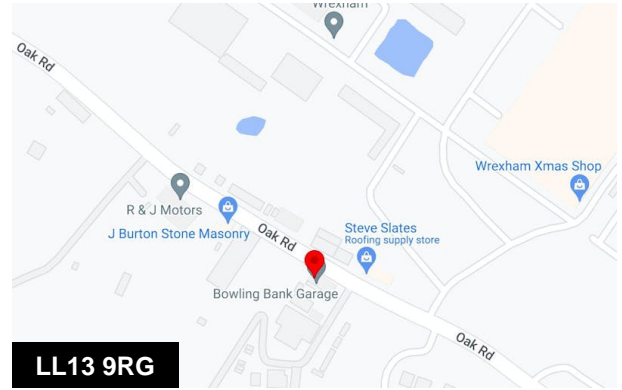
By prior appointment.

Terms

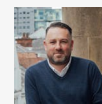
The unit is available on a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant once a let has been agreed and prior to instructing solicitors.



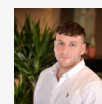
Viewing & Further Information



Andy Backhouse

07548 596 271

andy@sixteenrealestate.com



Cameron Forsyth

07563 249 911

cameron@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 21/03/2024