



## Unit 4, Jaeger House, 141 Holt Road, Wrexham, LL13 9DY

Prominent Trade Counter / Showroom Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	14,730 sq ft / 1,368.46 sq m
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	C (51)

### Key Points

- Prominence to A534
- Loading to rear of unit
- Within 1 mile of Wrexham Town Centre
- Extensive showroom accommodation
- Secure yard area
- Large car park to the front of the unit
- Within 2.5 miles of Wrexham Industrial Estate

# Unit 4, Jaeger House, 141 Holt Road, Wrexham, LL13 9DY

## Summary

Available Size	14,730 sq ft
Rent	Rent on Application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)

## Location

The unit is located on Holt Road (A534) which is one of the main arterial routes to Wrexham town centre, which is located approximately one mile to the west of the unit. Holt Road also provides direct access to the outer ring road (A5156) and the well established Wrexham Industrial Estate which is approximately 2.5 miles to the south east.

## Description

The property comprises a trade counter / showroom unit which forms part of a larger development. The property is constructed with brick elevations and part steel frame under a steel truss roof. The unit provides extensive showroom accommodation together with ancillary offices and warehouse / storage space.

To the rear is an extension which provides warehouse spaced constructed of a steel portal frame beneath a profile metal clad roof. The unit is accessed from a secure yard at the rear of the property via two drive in concertina loading doors. To the front of the property is a large car park area which is accessed directly off Holt Road .

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	10,035	932.28
Ground - Showroom	4,695	436.18
<b>Total</b>	<b>14,730</b>	<b>1,368.46</b>

## Terms

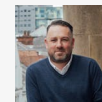
The property is available to rent on a new full repairing and insuring lease on terms to be agreed.

## Anti-Money Laundering

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



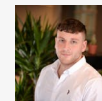
## Viewing & Further Information



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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.

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