

# WREXHAM INDUSTRIAL ESTATE **UNIT 45 - TO LET**

CLYWEDOG ROAD NORTH, WREXHAM. LL13 9XN

10,350 SQ FT  
**UNIT**  
AVAILABLE

# DESCRIPTION

Unit 45 is located on Clywedog Road North in the heart of Wrexham Industrial Estate.

The industrial/warehouse unit includes a two storey office space and is part of a secure gated courtyard with allocated car parking spaces.

Previously used for food manufacturing, cold store and weighbridge facilities are currently available. The unit is perfect for any use.



Eaves height 6.7m



Two story existing office space



Roller shutter door



100KVA Power



Demised yard

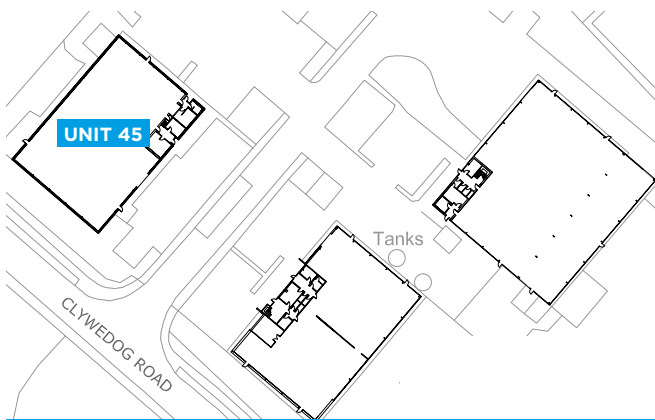


Gated secure estate

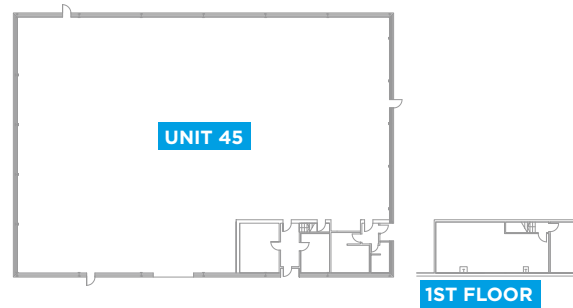


Allocated car parking spaces

# SITE PLAN



SITE PLAN



LAYOUT PLAN

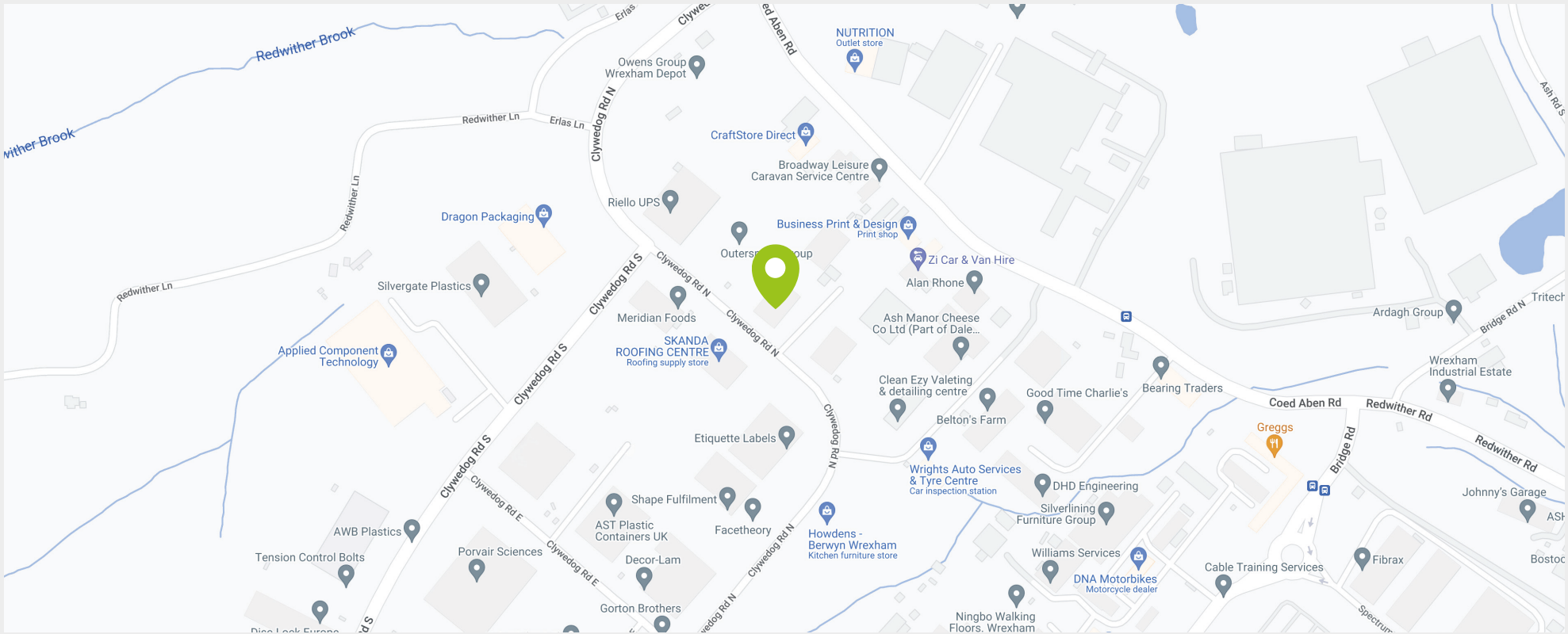
**TERMS** - The unit is available to let by way of a new lease on flexible terms.

**EPC** - Available on request.

**RATEABLE VALUE** - £26,750 pa.

**VAT** - is payable where applicable.

**LEGAL COSTS** - Each party is responsible for their own legal costs incurred within any transaction.



## LOCATION



Located alongside English border



Population of 135,000



Access via A483 & A534



Largest industrial estate in Wales



Airports 50 mins



24 minutes drive from Chester



Train station 10 mins drive



41A & 1E from Wrexham via Bus

# WELCOME TO WREXHAM INDUSTRIAL ESTATE

Wrexham Industrial Estate is home to 340+ businesses creating employment for over 10,000 people. The estate currently extends to over 550 hectares and is home to major manufacturing businesses in a range of sectors including, automotive, aerospace, food, pharmaceuticals and engineering.

Situated only 6 miles from the English border therefore, the town is extremely well placed to

serve both Wales and England. Chester is 12 miles to the North, Liverpool 35 miles to the North and Manchester 55 miles to the North East.

The property is well-connected with the A483, A534 and A55 all located within close proximity. The A55 links with the M53 and M56 motorways to the North. Wrexham railway station provides services to Chester with the

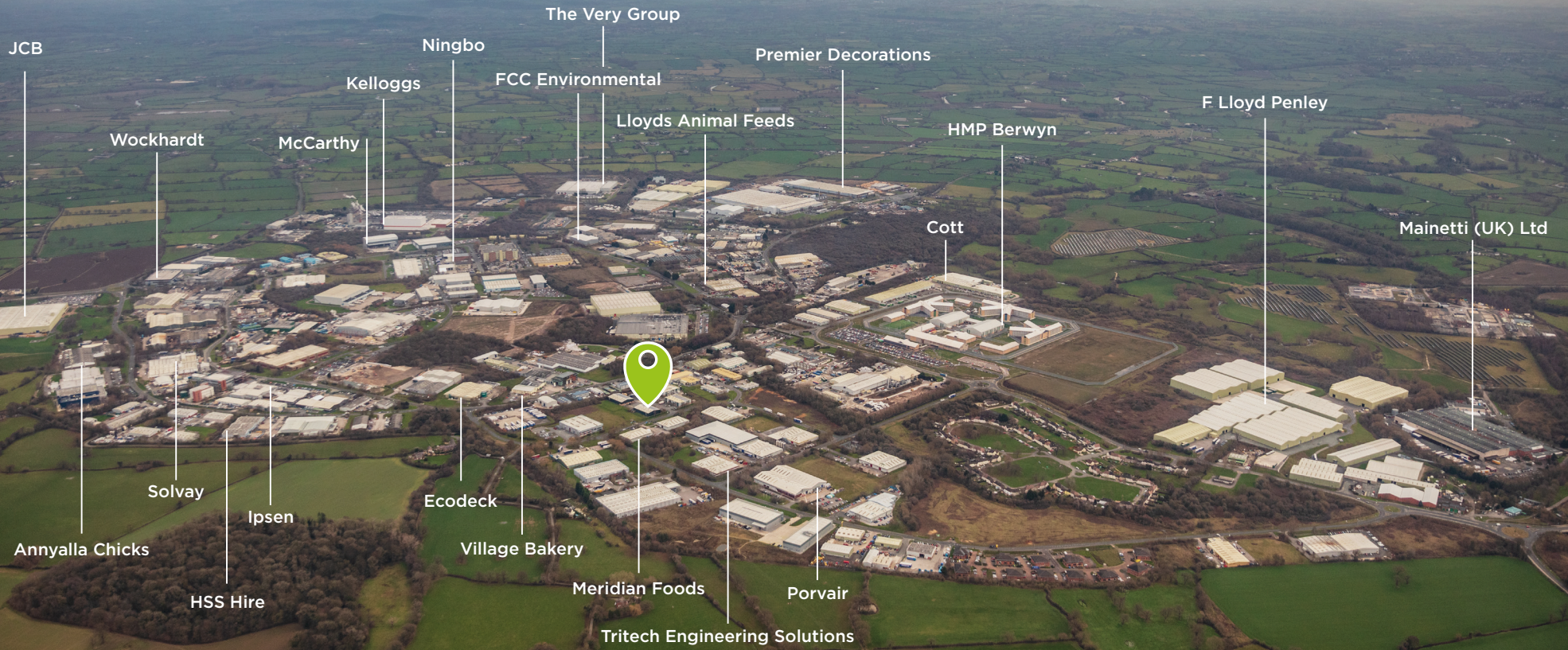
fastest journey time of approximately 15 minutes. Chester mainline station provides regular services to Manchester and London Euston via Crewe. Liverpool and Manchester International Airports are 38 miles and 48 miles respectively, to the North East. Route 1E - Operator Price Coaches run 7.20am Wrexham Bus Station to Wrexham Industrial Estate and 16.30 from Wrexham Industrial Estate to Wrexham Bus Station.





# WREXHAM

INDUSTRIAL ESTATE



TO LET | UNIT 45 - 10,350 SQ FT

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# **TO LET - INDUSTRIAL UNIT**

**CLYWEDOG RD N, WREXHAM LL13 9XN**



**WREXHAM**  
INDUSTRIAL ESTATE



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