



WREXHAM

INDUSTRIAL ESTATE

SPACE AVAILABLE
FROM **4,500 -**
13,500 SQ FT

UNIT 27-29

TO LET

ABENBURY WAY, WREXHAM, LL13 9UZ

Discover more
www.wrexham-industrial.com
Wrexham Industrial Estate, LL13 9XN

DESCRIPTION

Located on Abenbury Way, a busy route on the Wrexham Industrial Estate, this terraced unit offers a prime location with convenient access to amenities and bus routes.

Situated in the heart of the estate, it benefits from being part of one of the largest and most successful industrial estates in the North West and Wales. With over 300 companies calling this estate their home, it presents a vibrant and thriving business community.

Its proximity to Wrexham town centre, approximately 3 miles away, ensures easy access to additional services and facilities.

Units can be combined.



Generous yard & car park



Office and meeting room



Roller shutter door



Kitchen & WC facilities



Concrete floors

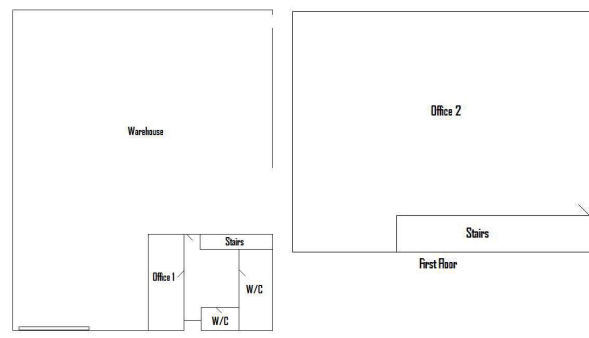


3 Phase electric

LAYOUT PLANS



UNIT 27&28



UNIT 29

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.

*This plan is not to scale and is for indicative purposes only

LOCATION



Located alongside
English border



Population of
135,000



Airports 50 mins



24 minutes drive
from Chester



Access via A483
& A534



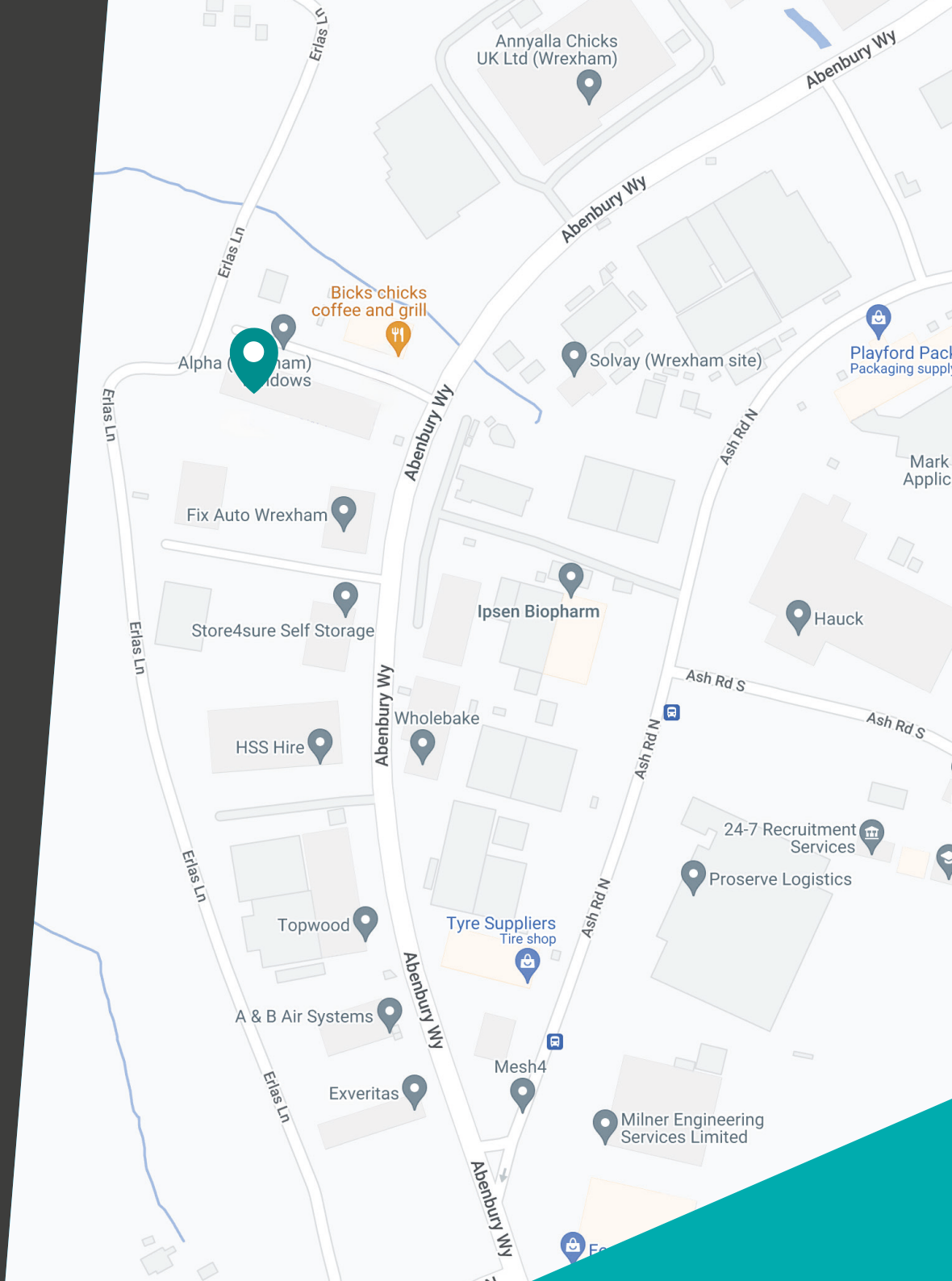
Largest industrial
estate in Wales



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

JCB

Wockhardt

McCarthy

Kelloggs

Ningbo

FCC Environmental

The Very Group

Premier Decorations

Lloyds Animal Feeds

HMP Berwyn

F Lloyd Penley

Cott

Mainetti (UK) Ltd



Solvay

Ipsen

Ecodeck

Annyalla Chicks

HSS Hire

Village Bakery

Meridian Foods

Porvair

Tritech Engineering Solutions

UNIT 27-29

TO LET - INDUSTRIAL UNIT

ABENBURY WAY, WREXHAM, LL13 9UZ



WREXHAM
INDUSTRIAL ESTATE



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Misdescriptions act

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