



UNIT 13 TO LET

AVAILABLE SPACE
36,890 SQ FT

WELCOME TO WREXHAM INDUSTRIAL ESTATE

Wrexham Industrial Estate, strategically positioned just 3 miles east of Wrexham town centre and boasting easy access to major transportation links, is a hub for leading manufacturing enterprises across diverse sectors such as automotive, aerospace, food, pharmaceuticals, and engineering.

Benefiting from its prime location, the estate provides unparalleled opportunities for businesses to thrive. Situated merely 6 miles from the English border, Wrexham serves as an ideal gateway to both Wales and England, with Chester a mere 12 miles to the North, Liverpool 35 miles to the North, and Manchester 55 miles to the North East.

Additionally, with Wrexham Station a quick 10 minute drive away, accessing key destinations such as Chester, Liverpool John Lennon Airport, and Manchester Airport is convenient. Boasting a highly skilled and motivated workforce, Wrexham offers an exceptional business environment primed for success. Don't miss out on the chance to secure commercial premises that offer everything necessary to elevate your business to new heights.

LOCATION



Airports 50 mins



41A & 1E from Wrexham via Bus



Located alongside English border



Population of 135,000



24 minutes drive from Chester



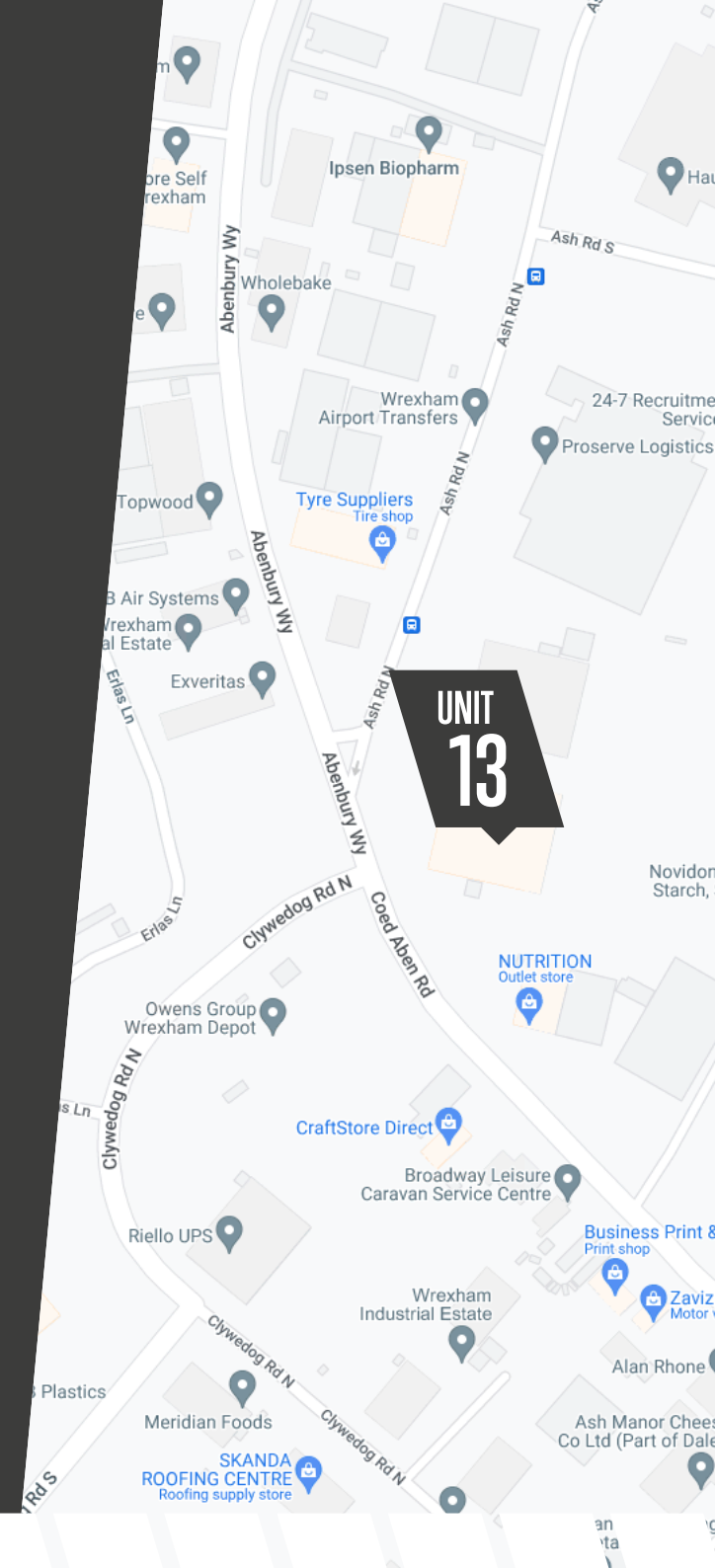
Largest industrial estate in Wales



Access via A483 & A534










Train station 10 mins drive



SPECIFICATION

Wrexham industrial estate is among the largest and most successful estates in the Northwest and Wales. Unit 13 is in an extremely well located and desirable business space off the main road with good roadside visibility.

Unit 13 is available as a standalone unit, with roller shutter doors, ground and first floor offices, eaves height from 4.7m up to 7.85m and a large yard space suitable for heavy goods vehicles and ample parking.

-  Roller shutter doors
-  3 phase electric
-  Ground and first floor offices
-  Eaves from 4.7M to 7.85M
-  1.3 acres yard space
-  30 car parking spaces
-  W/C and kitchen

USE - We understand that the property has consent for B1/B2 & B8 uses. Further enquiries should be directed to Wrexham Council.

SERVICE CHARGE - Available on request.

BUSINESS RATES - We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council

EPC - D - 93

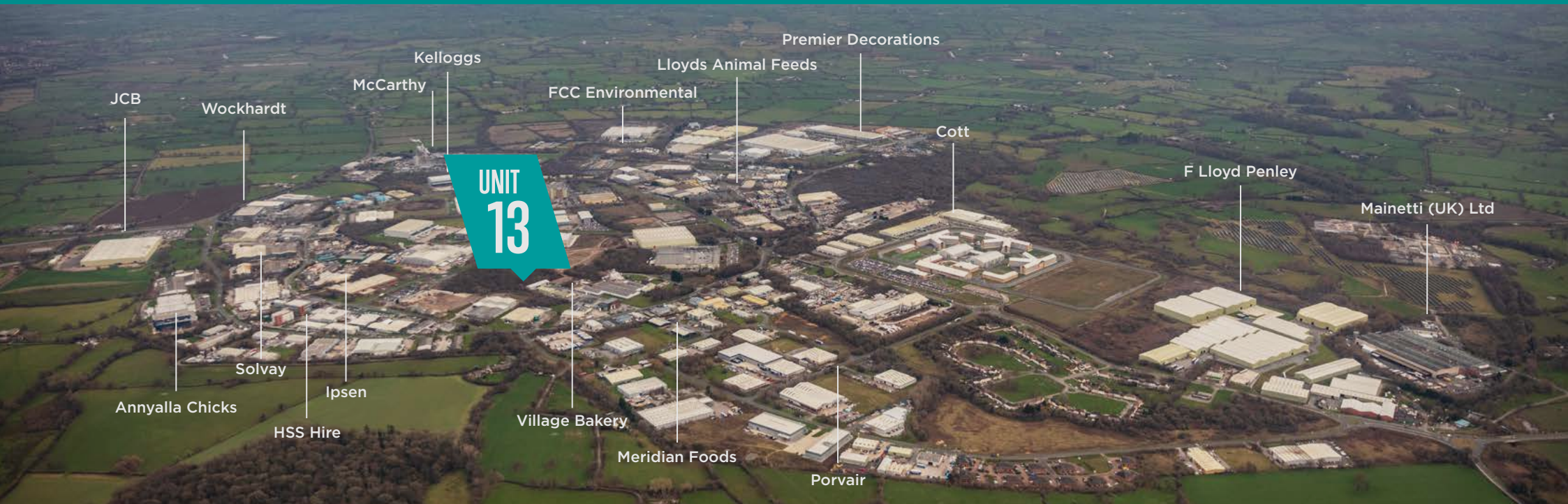


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Misdescriptions act

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