

TO LET

**SECURE COMPOUND, CROESFOEL INDUSTRIAL ESTATE,
WREXHAM, LL14 4BJ**

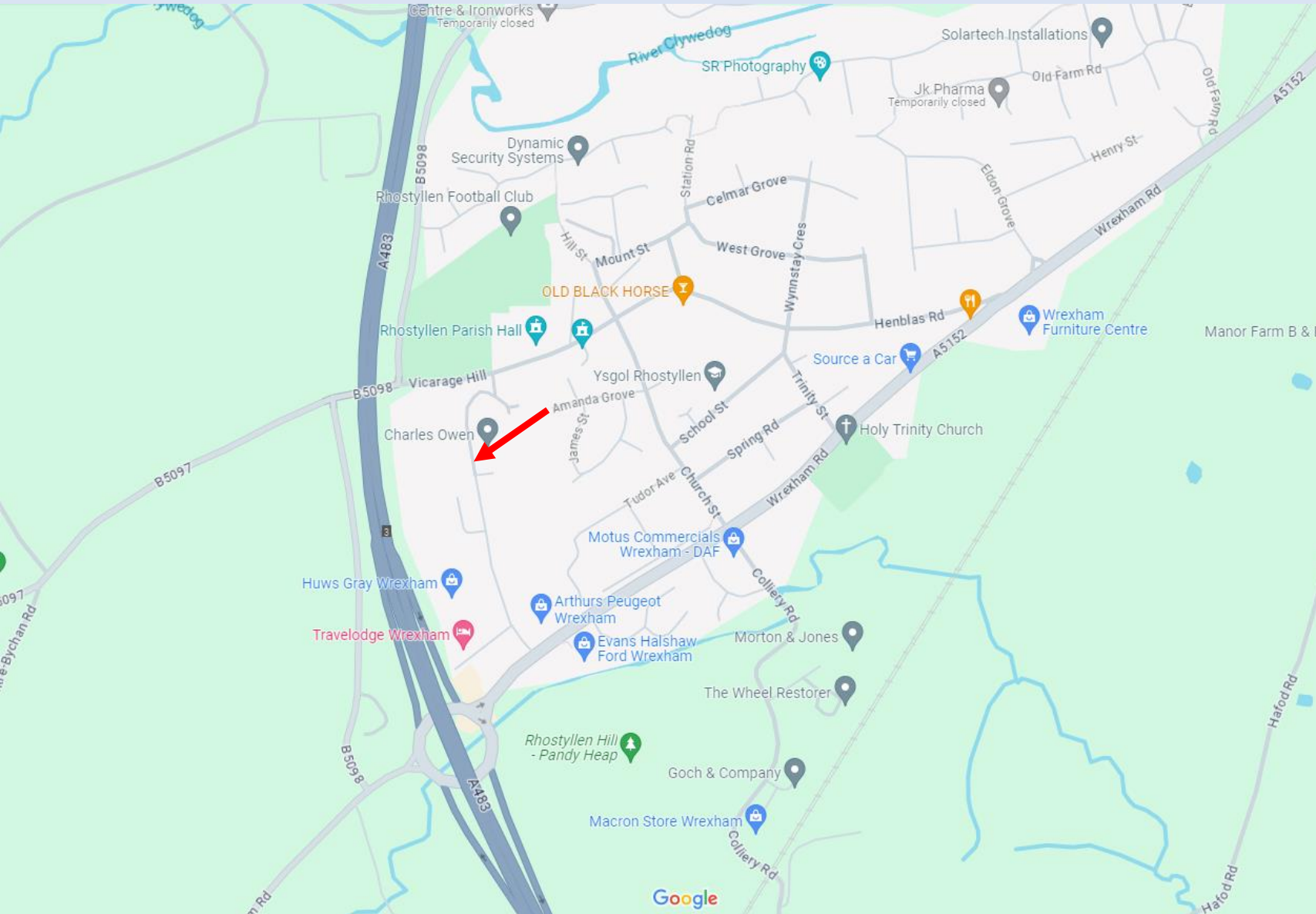
- **SHORT TERM STORAGE COMPOUND**
- **GREAT LOCATION**
- **SECURE**
- **RENTAL £4,200 PCM**

LOCATION

Croesfoel Industrial Park is prominently located at Junction 3 of the A483 (T) at Rhostyllen, being 3 miles south of Wrexham Town Centre and benefiting from excellent road communications to the National Motorway Network nearby.

Croesfoel Industrial Park has attracted substantial organisations which include the following:

- **Huws Gray**
- **Booker Cash & Carry**
- **Travel Lodge**
- **Starbucks**
- **Evans Halshaw**



DESCRIPTION

A large secure site with tarmac surface and secured by perimeter palisade fence with double access gates.

Please note the availability of the vacant building is excluded and not available.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

Up to 0.53 hectares (1.3 acres)

ASKING RENTAL

£4,200 per calendar month.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The property is available on a short term letting only and will be excluded from the Landlord & Tenant Act 1954.

RATES

The property will need to be separately assessed and interested parties can enquire with the agents as to the likely cost.

SERVICES

No services will be available to the compound.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

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

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.



VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212 and Rock Real Estate 0161 327 3152.



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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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