

**TO LET**

**UNIT 1, PEN Y PALMANT FARM, OLD ROAD, MINERA,  
WREXHAM, LL11 3YR**



- Refurbished Former Agricultural Building c. 6,200 sq. ft (577 sq. m)
- Located in Minera, Coedpoeth
- Easy access to the A525 to Wrexham
- Parking Available

**RENT: £2,500 PER MONTH EXCLUSIVE**

**01691 610317**

Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

[www.forgeproperty.co.uk](http://www.forgeproperty.co.uk) • [admin@forgeproperty.co.uk](mailto:admin@forgeproperty.co.uk)

## **DESCRIPTION**

Pen Y Palmant is a very well located former farm yard with a substantial range of buildings of varying sizes.

Unit 1 is a newly refurbished portal framed shed with a roller shutter door (4,757m x 4,500mm) and pedestrian door to the rear. High bay lighting is installed. Optional office available at £250 per calendar month.

On the below site plan, the property is filled in red and the section marked in blue is a shared access and yard with the other units.

## **LOCATION**

The unit is on a complex with 7 other units of portal framed farm buildings from 550 sq. ft to 6,500 sq. ft plus about 15,000 sq. ft of concrete yard and hardstanding.

The unit has very good access in close proximity to the A525 road approximately 4.5 miles from Wrexham town centre.

## **ACCOMMODATION**

Unit 1	6,200 sq. ft (577 sq. m)
Roller Shutter Door	4,757 m x 4500 mm

## **TENURE**

The premises are available to let on a new lease for a minimum term of 3 years with rent reviews at 3 yearly intervals, on a Tenant's full repairing and insuring basis.

## **RENT:**

£2,500 per month exclusive.

## **VAT**

We have been advised the property is not subject to VAT.

## **FIXTURES & FITTINGS**

N/A

## **CEPC**

N/A

## **SERVICES**

It is understood that mains water and electricity and drainage services are connected to the property.

None of the services have been checked or tested. Interested parties are advised to make their own enquiries direct with the relevant utility companies.

## **PLANNING**

A planning application for change of use from agriculture to B1/B8 has been submitted to the local planning authority.

## **BUSINESS RATES**

This has not been assessed.

## **LOCAL AUTHORITY**

Wrexham Borough County Council.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VIEWING**

By prior appointment with the sole letting agents:

Forge Property Consultants Ltd, Lane End, Tedsmore Road, West Felton, Oswestry, SY11 4ER.

Tel: 01691 610317

Email: [admin@forgeproperty.co.uk](mailto:admin@forgeproperty.co.uk)

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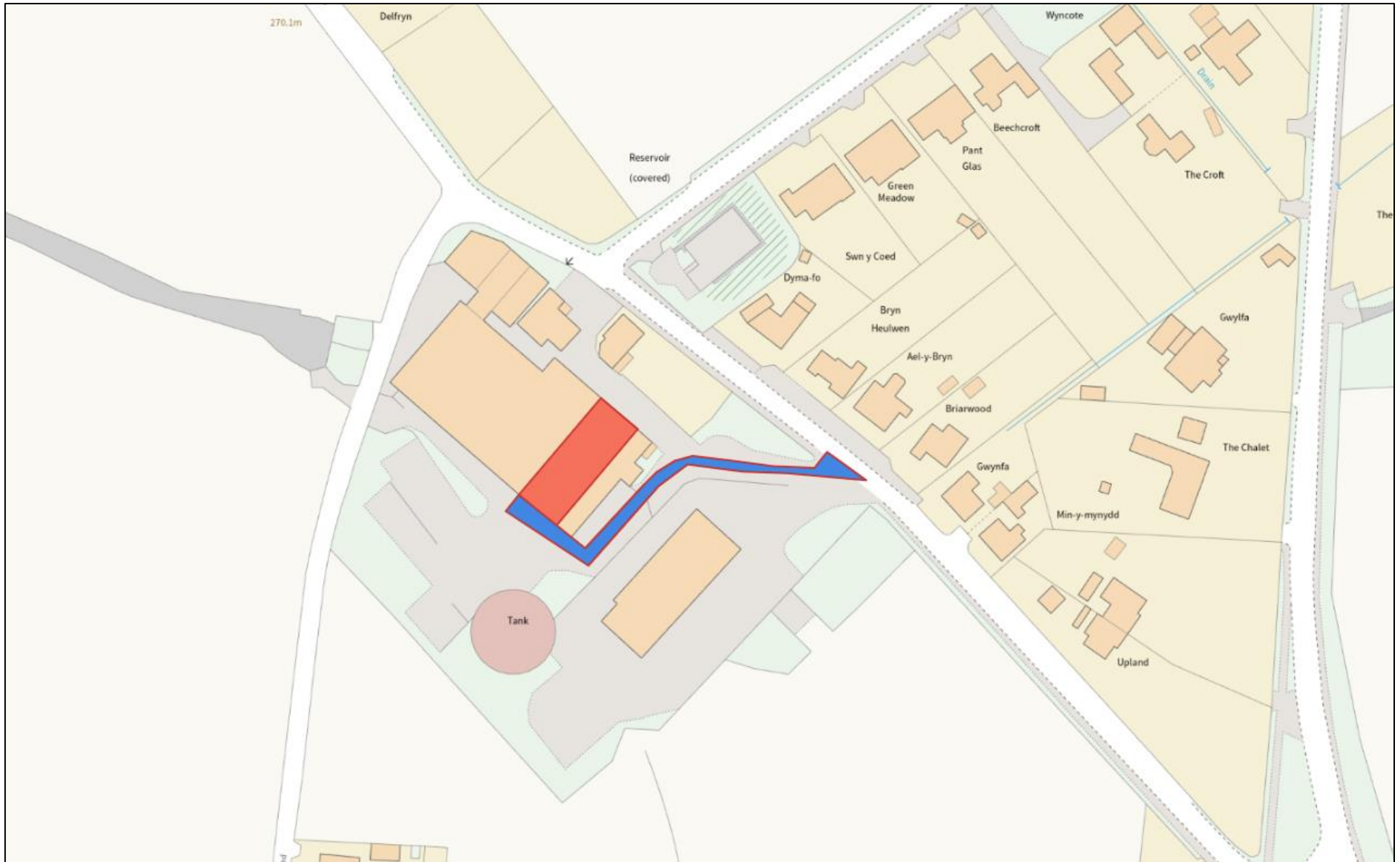
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Not to scale. For reference purposes only.  
Source: LandApp