

BOWEN

PROPERTY SINCE 1862



To Let: Annual Rental £7,000

Unit G, Coppi Industrial Estate, Hall Lane,
Rhosllanerchrugog, Wrexham LL14 1TG

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General Remarks

A very usefully sized commercial warehouse industrial unit suitable for a wide variety of uses. The internal area extends to approximately 13m x 10m (1400 square feet) having a partitioned office space and two WC's. To the front of the unit there is a vehicular access door with roller shutter to 3.25m height. Available for immediate occupation on flexible lease terms.

Location: Situated on the fringe of the village of Rhosllanerchrugog, Unit G is set amidst a wide variety of adjoining trading occupiers. The village itself provides a wide range of amenities and is situated approximately two miles away from the nearest access point onto the A483 dual carriageway at Johnstown, which provides speedy access to all local centres and the motorway network.

Accommodation

Warehouse / Workshop Space: 42' 2" x 35' 1" (12.86m x 10.7m) Approximately 130 square meters - 1400 square feet. Pedestrian entrance door. Goods-in vehicular entrance door with secure roller shutter (3.6m wide x 3.25m height). Fire escape door to rear.

Office: 15' 4" x 11' 3" (4.67m x 3.44m)

WC 1: 5' 6" x 3' 6" (1.68m x 1.07m) Low level suite with wash-basin.

WC 2: 5' 9" x 2' 8" (1.75m x 0.81m) Low level suite with wash-basin.

Services: Mains water, electricity and foul drainage are connected to the property subject to statutory regulations. It is understood that a three-phase electricity supply is connected.

Lease: The property is available on flexible lease terms with immediate occupation. Rent will be paid monthly in advance. Each party will be responsible for their own legal costs. No car repairs.

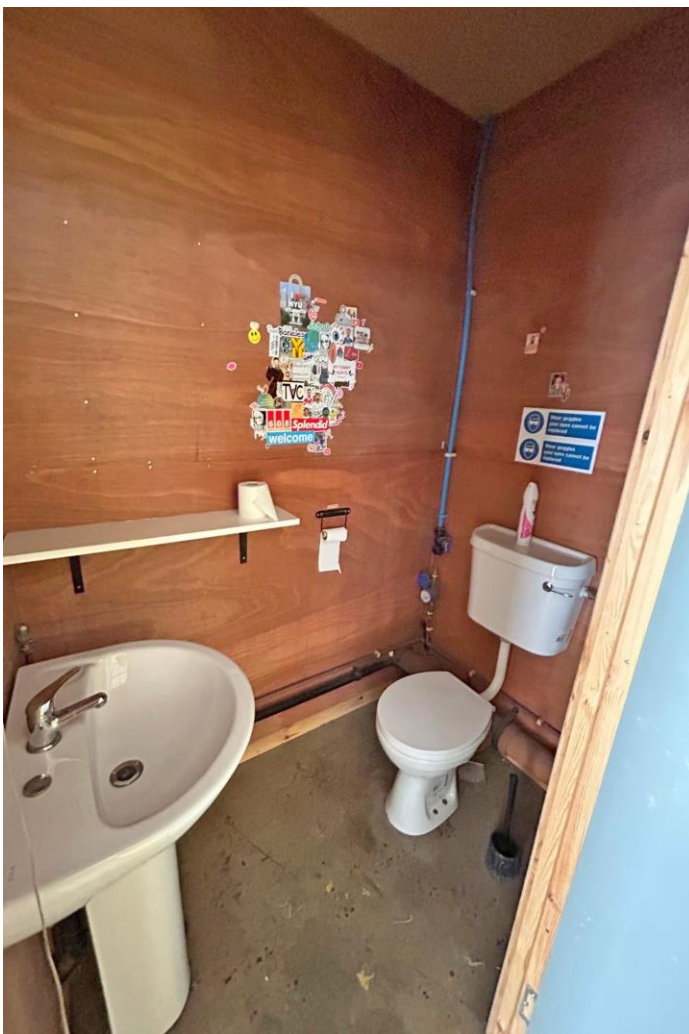
Looking for that perfect mortgage?

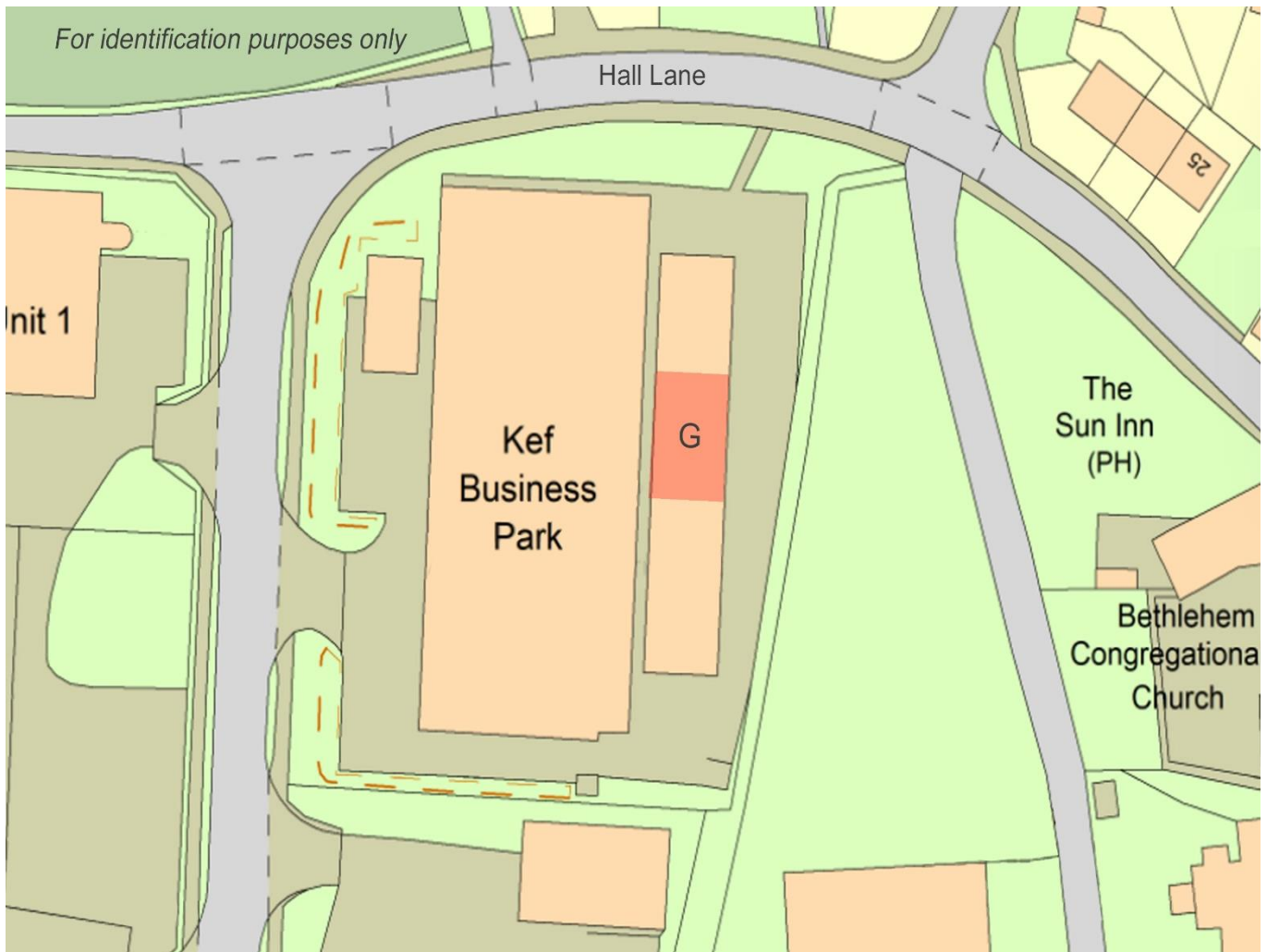
We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry. Leave at the junction for Rhosllanerchrugog and at the roundabout (by Starbucks) take the third exit (signposted B5605 Johnstown). Take the immediate right-hand turning onto the B5098 and at the T junction turn left onto the B5097 for Rhosllanerchrugog. Continue past the turning for the Crematorium and on until reaching Legacy Water Tower at which turn left signposted Rhosllanerchrugog (B5907).

Continue up the hill into Rhos. After the School turn right onto Mountain Street. By The Sun Inn Public House turn right onto Hall Street. Turn first left onto the Coppi Industrial Estate. Turn first left and follow around the buildings to Unit G at the rear.





AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.