

BOWEN

PROPERTY SINCE 1862



TO LET: Annual Rent £20,000

**Unit 3 Miners Park, Llay Industrial Estate,
Llay, Wrexham LL12 0PJ**

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General Remarks

TO LET: A highly useful full-height modern Light Industrial Unit with accommodation comprising approximately 250 square metres (approximately 2660 square feet) of Workshop Space together with 20 square metres (215 square feet) of Office Space. The property occupies a level enclosed compound extending to 1021 square metres (0.25 acres) and is approached from the highway via secure gates. The compound has a useable hardstanding extending to approximately 595 square metres (0.14 acres). The property will be available from 1st February 2026 on new lease terms to be agreed. EPC Rating - 109|E.

The Property: The property comprises a detached steel frame industrial workshop building set within a broadly level rectangular-shaped compound of approximately 1023 square metres (approximately 0.25 or so acres). The steel frame is clad to walls and roof with profiled steel plastic-coated metal decking. There is a WC on the ground floor and an office. A metal staircase leads to a further first-floor office. The roof incorporates 16 translucent roof-light panels. To the front elevation of the building there are twin tall roller shutter vehicular access doors, which allow full-height access for heavy vehicles. There is pedestrian door to the rear.

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Location: The property is situated within the Llay Industrial Estate in the zone referred to as "Miners Park", amongst a wide variety of commercial, storage, trading and manufacturing businesses. The area lies approximately five miles to the north of the City of Wrexham with good road communications to the A483 dual carriageway, which lies approximately three miles away

Main Workshop: 66' 6" x 40' 4" (20.27m x 12.3m) Twin full-height roller entrance doors 4.90m high x 3.62m wide. Three-phase power.

Oil-fired air circulatory heating boiler situated to the corner of the building. For ventilation there are fitted ceiling fans.

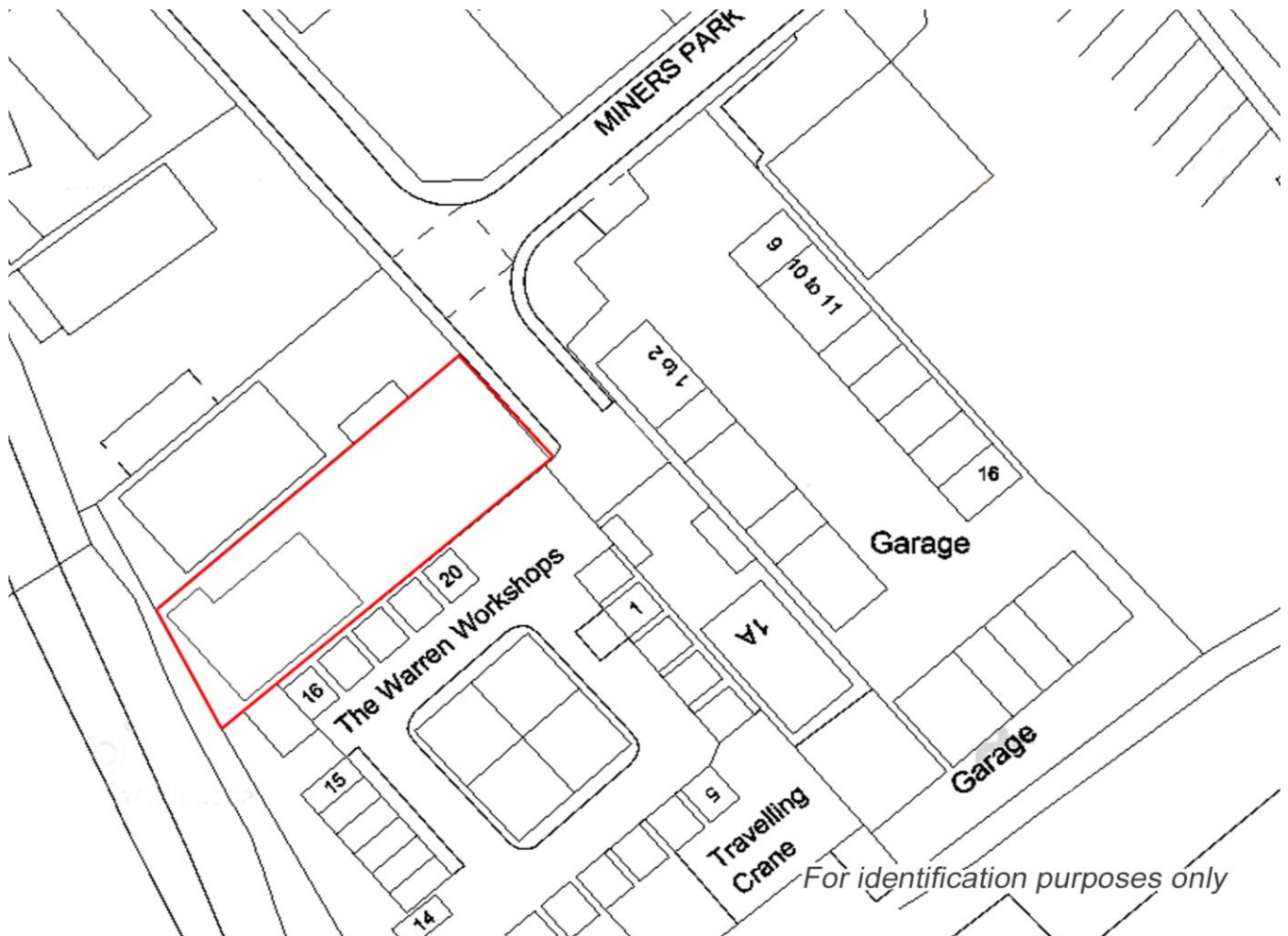
WC: 8' 3" x 3' 11" (2.52m x 1.20m) Fitted with two-piece suite comprising close-flush WC and wall-mounted wash-basin. Half chequer-plate finish to walls.

Office: 11' 8" x 8' 3" (3.55m x 2.52m)

Metal Staircase: to:

First Floor Office: 11' 3" x 9' 9" (3.44m x 2.98m)





Outside: The property occupies an enclosed compound bounded by concrete post and chain-link mesh fencing to the side and rear. The boundaries are well-defined. There is further metal fencing to the front with metal gates to the highway off Miners Park.

The building is to the rear of the site (see attached plan). At the front of the building there is useful hardstanding extending to approximately 595 square metres (approximately 0.14 acres). There is further hard-standing storage to one side.

The site comprises approximately 1021 square metres (approximately 0.25 acres altogether).

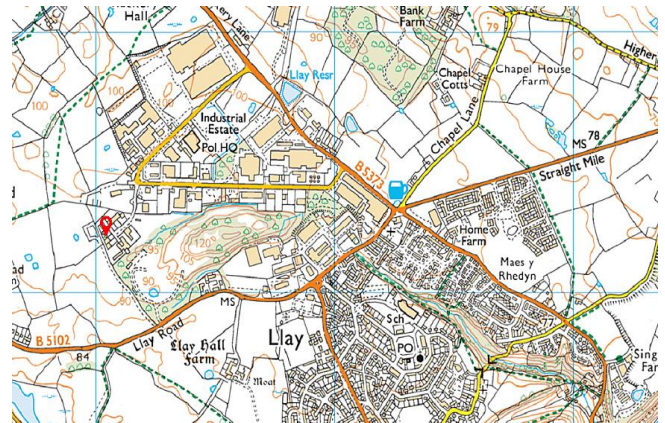
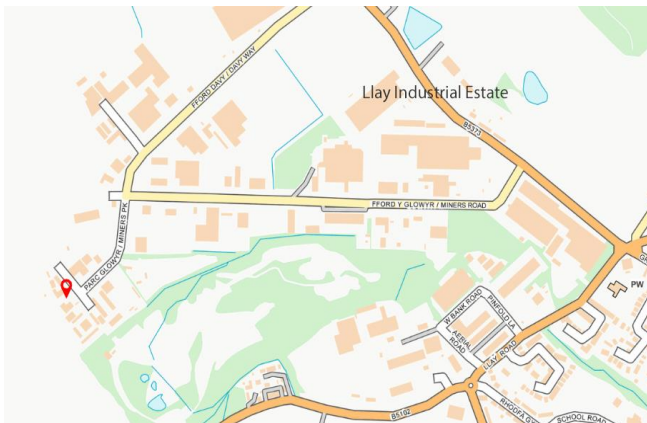
Services: Mains water, electricity (including three-phase) and foul drainage are understood to be connected to the property subject to statutory regulations.

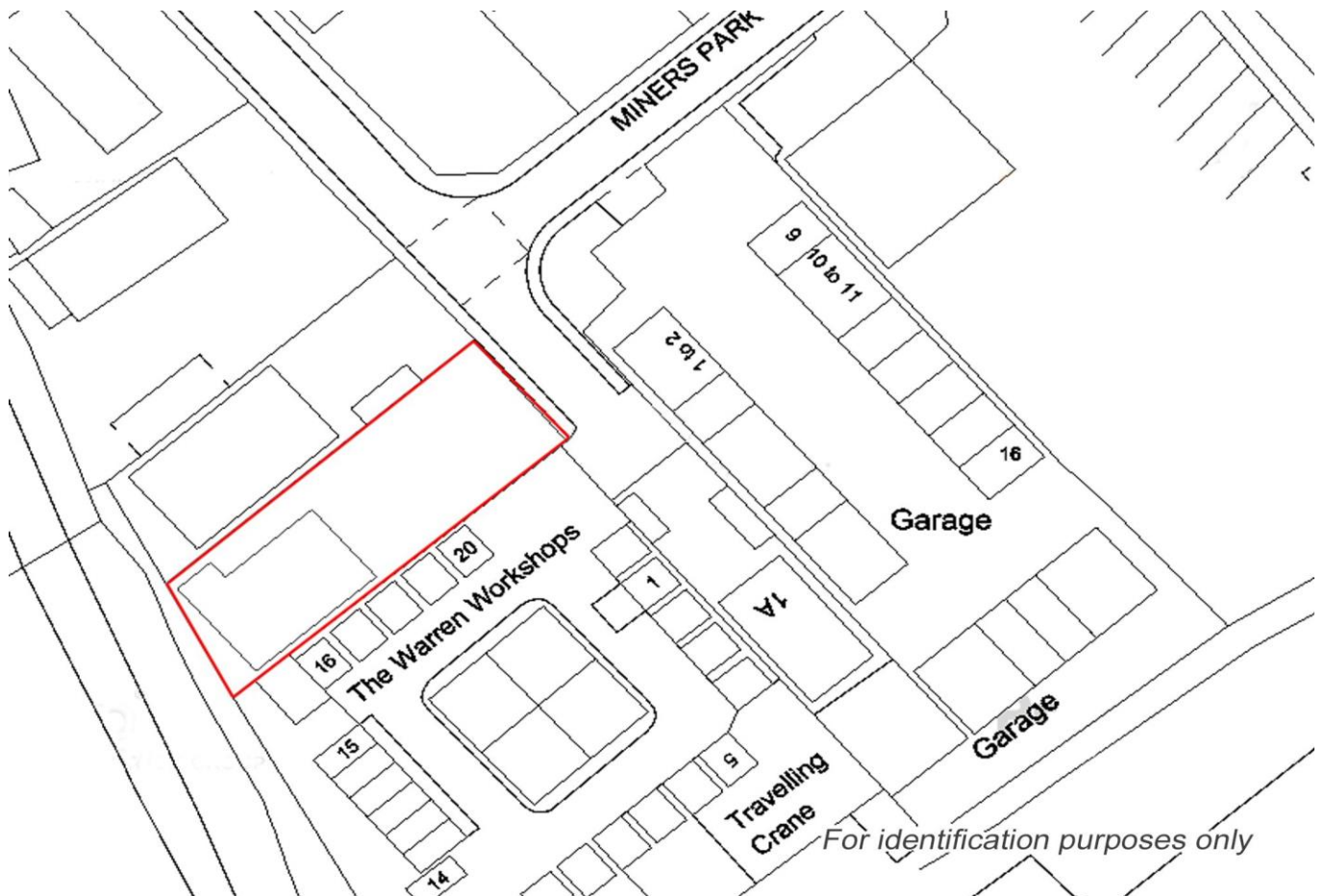
There is an oil-fired air circulatory heating boiler situated to the corner of the building. For ventilation there are ceiling fans.

Lease: The property will be available to let from 1st February 2026 on full repairing and insuring terms, with a new lease to be created. The rent will be payable monthly in advance. The tenant will be responsible for the landlord's reasonable costs of lease preparation. The lease will be for a minimum of five years (break-clause permitting).

Energy Performance Certificate: The property has been assessed as a 'Band E' (109). Expiry date 7th June 2033.

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Chester. Leave at the junction signposted Llay and Rossett and at the roundabout take the Llay option, to the left. Continue and ascend the hill, passing through Mount Pleasant and along Straight Mile to Llay. At the traffic lights by The Crown Public House turn right, and then first left onto Llay Industrial Estate. Continue round the right-hand bend and to the end of the road, turning left into Miners Park. Continue and bear left, when the property will be observed on the right.





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.