

Mileway

Clwydedog Road Wrexham

Available to Let
Warehouse
67,690 sq ft (6,289 sq m)



5.35 m eaves height



3 loading doors



Secure gated yard



Separate car parking



Clwydog Road

54 Clwydog Road South, Wrexham, LL13 9XS



Description

A detached industrial warehouse unit benefitting from a steel frame construction with 5.35 m eaves and 3 level access loading doors, including one which is canopied.

Externally, the estate offers a secure loading yard with separate car parking for approximately 50 vehicles.

The accommodation includes a split of an office area comprising 13,390 sq ft and a warehouse space of 54,300 sq ft

Location

The property is located in Wrexham, which is the principal commercial centre and largest town in North Wales. Wrexham is situated 13 miles south west of Chester, being 31 miles south of Liverpool, 42 miles west of Stoke-on-Trent and 70 miles south west of Manchester.

The property forms part of Wrexham Industrial Estate, one of the North West's most established industrial areas. The estate was established by the Welsh Development Agency and is now one of the largest industrial estates in Europe, covering approximately 1,360 acres (550 hectares).

The estate is home to approximately 300 businesses, including JCB Transmissions, Kellogg's, XPO Logistics, Ardagh Group, Rowan Foods, HSS Hire and Proserve.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

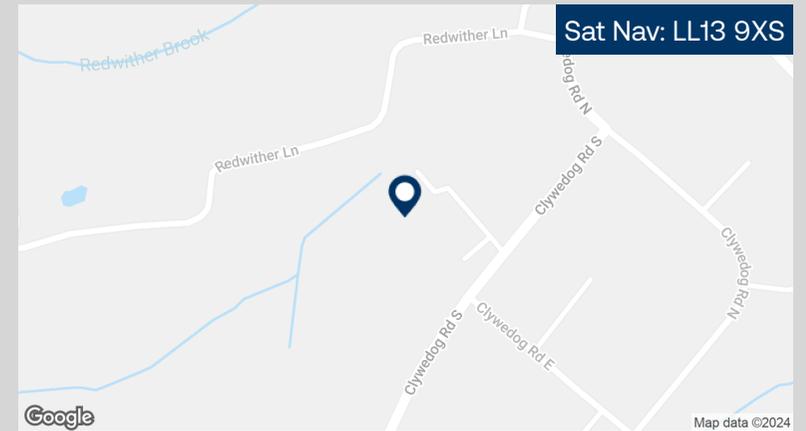
Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Whole	Warehouse	67,690	6,289	Under offer
Total		67,690	6,289	

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