

To arrange a viewing, please contact FI Real Estate Management on **01257 263 010** or email **enquiries@fi-rem.com**



UNITS 45, 46, 51 & 52

WREXHAM INDUSTRIAL ESTATE

CLYWEDOG ROAD NORTH, WREXHAM LL13 9XN



TO LET.

4 UNITS TOTTALLING 45,718 SQ FT
WITHIN A SECURE/GATED SELF CONTAINED COURTYARD

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DESCRIPTION

The property is located on Clywedog Road North in the heart of Wrexham Industrial Estate.

The estate is approximately 3 miles to the east of Wrexham town centre and 12 miles south of Chester. Wrexham Industrial Estate is among the largest and most successful estates in the North West and is home to over 150 companies.

Units 45, 46, 51 and 52 are industrial/warehouse units within a self contained secure/gated courtyard.

The units were previously used for food manufacturing and would suite this use. There is also cold store and weighbridge facilities currently available.

The units are available To Let as a whole, however we may consider letting individually.

LOCATION

Wrexham Industrial Estate is an established industrial location extending to over 1000 acres (405 hectares) and is home to over 150 companies including Kelloggs, JCB and Tetrapak.

The estate lies approximately 3 miles to the east of Wrexham town centre and 3 miles from the A483 dual carriageway. The A483 links directly with the A55 (North Wales Expressway) and the M53 Motorway at Junction 12. To the South the A483 links with the M6 at JCN 10a via the M54 and A5. Wrexham town centre is approximately 3 miles to the east.

USE

We understand that the property has consent for B1/B2 & B8 uses.

TERMS

The unit is available to let by way of a new lease on flexible terms.

RATES

Interested parties should make their own enquiries with Wrexham County Borough Council.

EPC

Available on request.

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Unit 45	10,350	961.55
Unit 46	10,336	960.25
Unit 51	10,032	932.00
Unit 52	15,000	1,393.55
TOTAL GIA	45,718	4,247.34

FURTHER INFORMATION



FI REAL ESTATE MANAGEMENT **0845 500 61 61**
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