

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



**WREXHAM**  
INDUSTRIAL ESTATE

# UNIT 32

## WREXHAM INDUSTRIAL ESTATE

ABENBURY WAY, WREXHAM LL13 9UZ



# TO LET.

£19,180 per annum

**2,951 SQ FT**

**0845 500 61 61**

[www.fi-rem.com](http://www.fi-rem.com)

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**FI** REAL ESTATE  
MANAGEMENT

# UNIT 32

## WREXHAM INDUSTRIAL ESTATE

ABENBURY WAY, WREXHAM LL13 9UZ

### DESCRIPTION

Wrexham Industrial Estate is among the largest and most successful estates in the Northwest and Wales and is home to over 300 companies.

A mid-terraced unit located on Abenbury Way in the heart of the estate, close to amenities and bus routes, and approximately 3 miles from Wrexham town centre. The unit also offers:

- Generous yard and car park
- Warehouse served by one roller shutter door
- Concrete floors to warehouse
- Offices and meeting room
- Kitchen & WC facilities
- 3 phase electric
- Established Trade Location

### 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. Further enquiries should be directed to Wrexham Council.

### SERVICE CHARGE

Available on request.

### BUSINESS RATES

The VOA website confirms the property has a Rateable Value of £12,250. However we advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Wrexham Borough Council.

### EPC

Available on Request.



| ACCOMMODATION | SIZE SQ FT   | SIZE SQ M     |
|---------------|--------------|---------------|
| Ground Floor  | 2,711        | 251.86        |
| First Floor   | 240          | 22.32         |
| <b>Total</b>  | <b>2,951</b> | <b>274.16</b> |

### FURTHER INFORMATION



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