



UNIT 13 TO LET

AVAILABLE SPACE
36,890 SQ FT

SPECIFICATION

Unit 13 is available as a standalone unit, with roller shutter doors, ground and first floor offices, eaves height from 4.7m up to 7.85m and a large yard space suitable for heavy goods vehicles and ample parking.

The unit is in an extremely well located and desirable space off the main road with good roadside visibility.



4 roller shutter doors



3 phase electric



Ground and first floor offices



Eaves height 5.3m



1.3 acres yard space



30 car parking spaces



WC's and kitchen





LOCATION



Located alongside
English border



Population of
135,000



Access via A483
& A534



Largest industrial
estate in Wales



Airports 50 mins



24 minutes drive
from Chester



Train station
10 mins drive



41A & 1E from
Wrexham via Bus

USE

We understand that the property has consent for B1/ B2 & B8 uses. Further enquiries should be directed to Wrexham Council.

EPC

EPC rating D - 93

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council

VAT

Is payable where applicable.

LEGAL COSTS

Each party is responsible for their own legal costs incurred within any transaction.

SERVICE CHARGE

Available on request.



FOR MORE INFORMATION

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Misdescriptions act

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