

**COED ABEN ROAD
WREXHAM INDUSTRIAL ESTATE
WREXHAM, LL13 9UH**



TO LET

Industrial/warehouse with yard area

Prominent location

390 sq m (4,195 sq ft)

Immediate availability

LOCATION

The property benefits from a central location within the well established Wrexham Industrial Estate, which is regarded as an important business location, having attracted substantial national, regional and local organisations.

The estate benefits from excellent road communications, with direct links to the A483 (T), the Wrexham Bypass, and National Motorway Network beyond.

Please refer to location plan.

DESCRIPTION

The property is a detached purpose built industrial building, constructed of steel portal frame, clad with plastic coated steel insulated panels, beneath a pitched roof of similar material, which includes an element of roof lights.

Within the front elevation is a sectional up and over access leading to the main industrial area, together with a pedestrian door, leading to a reception area, with rear office and storage, together with lavatory accommodation.

At first floor there is further accommodation providing offices, meeting room and storage areas.

The industrial area is heated by way of an oil fired hot air blower.

Eaves Height – 5.36 m

ACCOMMODATION/AREAS

	Sq m	Sq ft
Ground floor	289.6	3115
First floor	100.4	1080
Total GIA	390	4195

RENTAL

The property is available at a rental of £25,000 per annum exclusive.

LEASE

The property is available on a new Full Repairing and Insuring lease for a length of lease to be agreed, to include three yearly rent reviews.

RATES

Further information is available from the letting Agents.

SERVICE CHARGE

A service charge is applicable for the maintenance of common areas relating to the property and general estate. Further information can be provided by the Agent.

SERVICES

Mains water, electricity and drainage are connected to the property, subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

A full copy of the Energy Performance Certificate is available upon request from the Agents.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

Ref: AUG18

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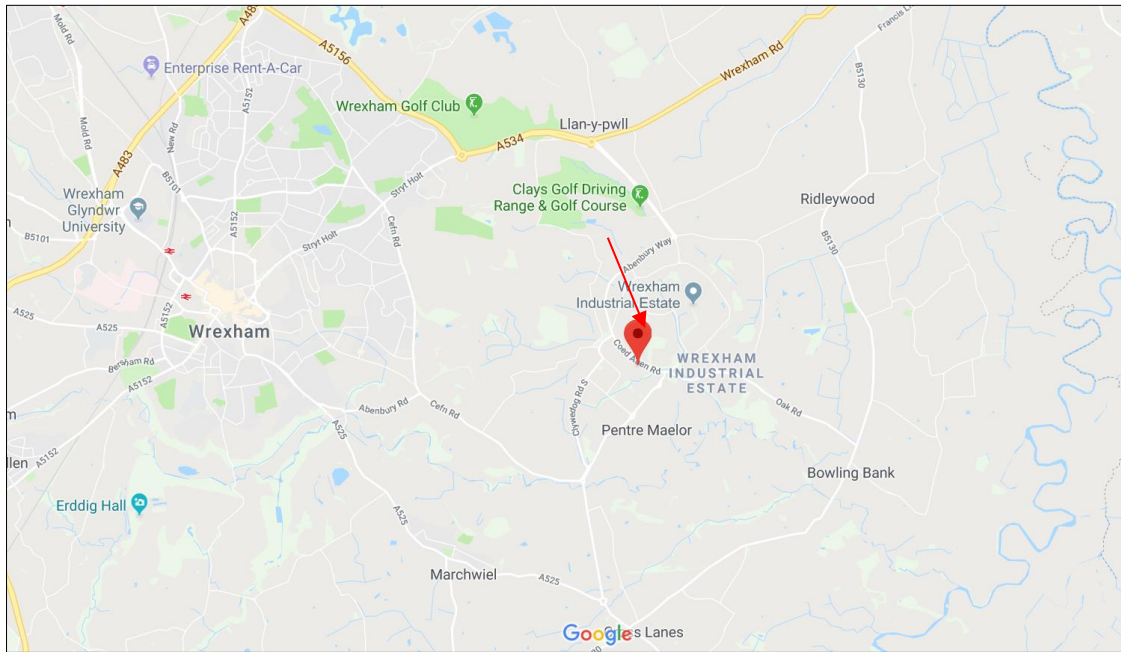
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SUBJECT TO CONTRACT



IMPORTANT NOTICE

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