

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
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[www.legatowen.co.uk](http://www.legatowen.co.uk)



**UNITS 1 & 2 CLWYD CLOSE, RHOSDDU, WREXHAM,  
LL11 4YL**

**A MODERN INDUSTRIAL/  
LIGHT MANUFACTURING  
UNIT WITH OFFICES**

**3,164 SQ FT  
(293.97 SQ M)**

**Available November 2019**



## DESCRIPTION

An end of terrace manufacturing/warehouse unit. Steel frame construction clad to the front with brick and block work to the lower sections and insulated steel sheet cladding to the upper sections and roof. Roof incorporates translucent roof lights. Servicing provided by way of 2 roller shutter doors one in the gable end elevation and one in the side elevation. There is a small office in the front corner of the unit with a separate personnel door entrance and there is a W.C. block towards the rear which has ladies and gents W.C.'s. There is fluorescent strip lighting within the unit and there is a 3 phase 100 amp supply. No gas just mains drainage, water and electricity.

There is a shared concrete service yard.

## ACCOMMODATION

The Unit has been measured in accordance with the RICS Code Of Measuring Practice 6th Edition and has the following gross internal area:

Warehouse	277.32 sq m	2,985.00 sq ft
Office	16.65 sq m	179.22 sq ft
Total	293.97 sq m	3,164.22 sq ft

## RATEABLE VALUE

The property will be reassessed for rating purposes. Further details are available upon request.

## TERMS

The property is available by way of Full Repairing & Insuring lease for a term to be agreed at a rent of £20,000 per annum.

## ENERGY PERFORMANCE CERTIFICATE

The property has an exceptional EPC rating of B, 47.

## PLANS/ PHOTOGRAPHS

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

## LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti money laundering regulations, two forms of identification and confirmation may be required.

## VAT

The property will be liable for VAT at the prevailing rate.

## VIEWINGS

Viewing are by appointment with the sole agents Legat Owen:

Stephen Wade  
[stephenwade@legatowen.co.uk](mailto:stephenwade@legatowen.co.uk)

Tom Cooley  
[tomcooley@legatowen.co.uk](mailto:tomcooley@legatowen.co.uk)



## LOCATION

The property is located close to Junction 6 of the A483 Wrexham by-pass. The property is situated at the head of Plas Acton Road alongside the A483. As such it is readily accessible to Wrexham and the surrounding areas. The A483 provides a dual carriageway route to Chester and the M56 in the north and Oswestry, Shropshire and Telford to the south.

