

190 - 6,100 sq ft

Wilkinson Business Park | Wrexham Industrial Estate | LL13 9AE

High Quality Office Accommodation

Click To Enter



## Description

Wrexham Industrial Estate covers approximately 550 hectares and in geographical terms is one of the largest industrial estates in Europe, accommodating around 300 businesses and employing 7000 staff. Employers include JCB, Kelloggs and Hauk. In addition, there are a number of retail outlets on the estate as well as an on site management centre.

Although the estate started life catering for industrial occupiers there are now a wide range of business facilities occupying the park. The estate benefits from a co-ordination unit which oversees the general running of the estate along with encouraging business to business contact for occupiers mutual benefit. Facilities run by the co-ordination unit include two permanently stationed police offices, CCTV coverage and various business forums.



## Specification

Gladman office buildings provide the ideal mix of high quality image, flexibility and cost-effectiveness. They provide an attractive and practical work environment with the benefit of designated on-site car parking.

Gladman offices are built to a high specification, including:

- Open Plan
- Suspended ceilings
- Recessed lighting
- Full raised access floors
- Comfort Cooling
- Disabled WC & WC Facilities
- Lift access (*G5K & G6K's only*)
- Energy Performance Rating (EPC) - B
- High quality finishes throughout reception and toilet areas
- Kitchenette (*G1K & G2K's only*)
- Intruder Alarm (*G1K & G2K's only*)

Occupiers on Wilkinson Court include:

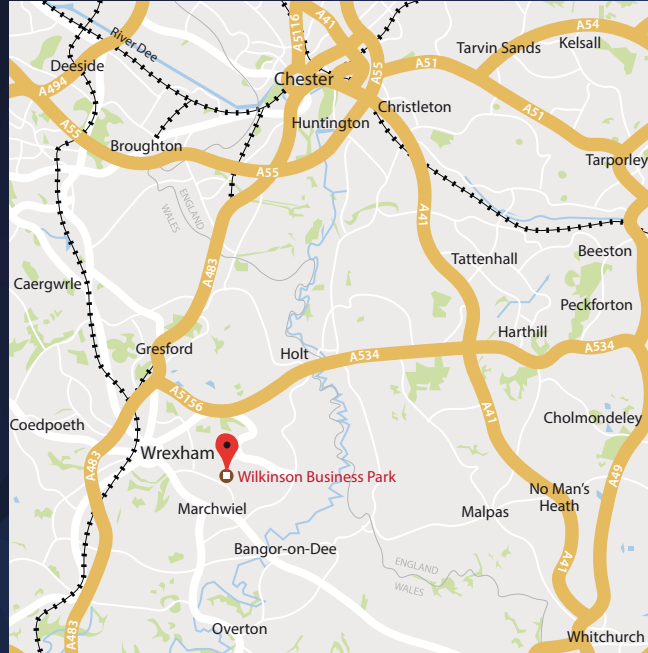
- Castlemead Group Ltd
- Soleil Food Service Ltd
- Rural Associates Ltd
- Meadowvale Food Ltd
- Advatek (UK) Ltd



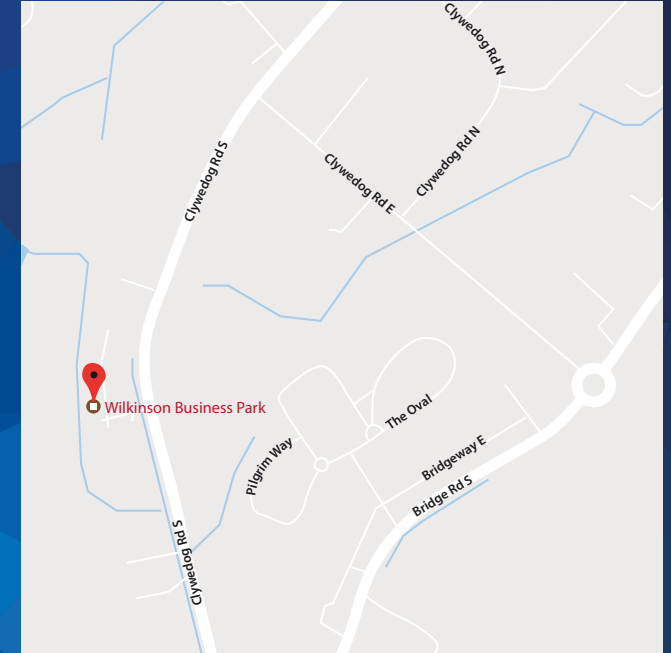
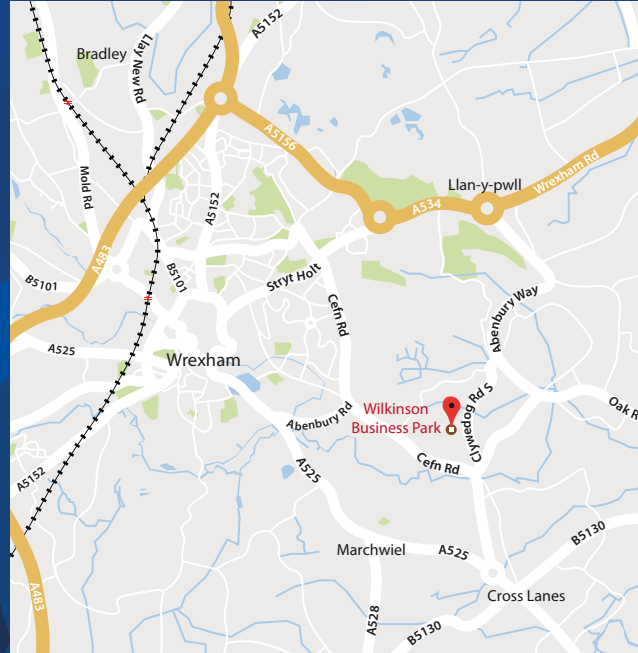
## Availability

OFFICE UNIT	SQ FT	CPS	STATUS	MORE INFORMATION
Ground Floor - 1	2,550	12	Available	<a href="#">Download Floorplan/Information</a>
First Floor - 1C	1,391	6	Available	<a href="#">Download Floorplan/Information</a>
7A	2,330	12	Sold	<a href="#">Download Floorplan/Information</a>
7B	2,330	12	Available	<a href="#">Download Floorplan/Information</a>
11B	1,234	6	Available	<a href="#">Download Floorplan/Information</a>
15	5,250	24	Available	<a href="#">Download Floorplan/Information</a>
16	6,100	26	Available	<a href="#">Download Floorplan/Information</a>
First Floor - 17B	915	5	Let	<a href="#">Download Floorplan/Information</a>
First Floor - 17C	1,391	6	Available	<a href="#">Download Floorplan/Information</a>





 LL13 9AE













## Terms

The buildings are available to buy freehold or to lease on a FRI basis

## Legal Costs

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

## VAT

All figures are quoted exclusive of, but will be liable to, VAT

## Service Charge

A service charge will be implemented to recover the costs incurred in respect of the maintenance of the business park

## Further Information and Viewing

Strictly by appointment with Gladman Developments or the joint marketing agents.

[www.gladman.co.uk](http://www.gladman.co.uk)

## Phone us ...



## Email us ...

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**WILKINSON BUSINESS PARK WREXHAM, LL13 9AE**  
**26 June 2017**



Building	Approx Sq Ft	Car Park Spaces	Rent per Annum	Purchase Price	Budget Estate Service Charge	Rateable Value	Status
1a – gd	2,550	12	£32,000*	-	£765	Not assessed	AVAILABLE
1c – 1st	1,391	6	£17,500*	-	Incl in rent	Not assessed	AVAILABLE
7b	2,330	12	£26,630	£258,500	£800	Not assessed	AVAILABLE
11b	1,234	6	£16,000*	-	Included in Rent	£11,250	AVAILABLE
15	5,250	24	£57,750	£585,000	£1,600	Not assessed	AVAILABLE
16	6,100	26	£67,100	£675,000	£1,900	Not assessed	AVAILABLE
17c	1,391	6	£17,500*	-	Incl in rent	TBC	AVAILABLE

*Whole buildings are available to purchase freehold or to lease on FRI terms*

*All prices are exclusive of VAT*

*\*includes water, electricity, buildings insurance and estate charge*

*To calculate rates payable, multiply rateable value by 0.499  
 100% rates relief if RV less than £6,000*

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