



10,707 SQ FT

TO LET

REFURBISHMENT
AVAILABLE

DESCRIPTION

Unit 51 is an industrial/warehouse unit which includes a two storey office and is part of a secure courtyard with allocated car parking spaces. Additional secure yard space is also available if required.

It is located on Clywedog Road North in the heart of Wrexham Industrial Estate. The property is well-connected with the A483, A534 and A55 all located within close proximity. The A55 links with the M53 and M56 motorways to the North.



Eaves height 5.7m



Roller shutter door



Demised yard



Allocated car parking spaces



Two story existing office space



Three-Phase Power and Gas supply

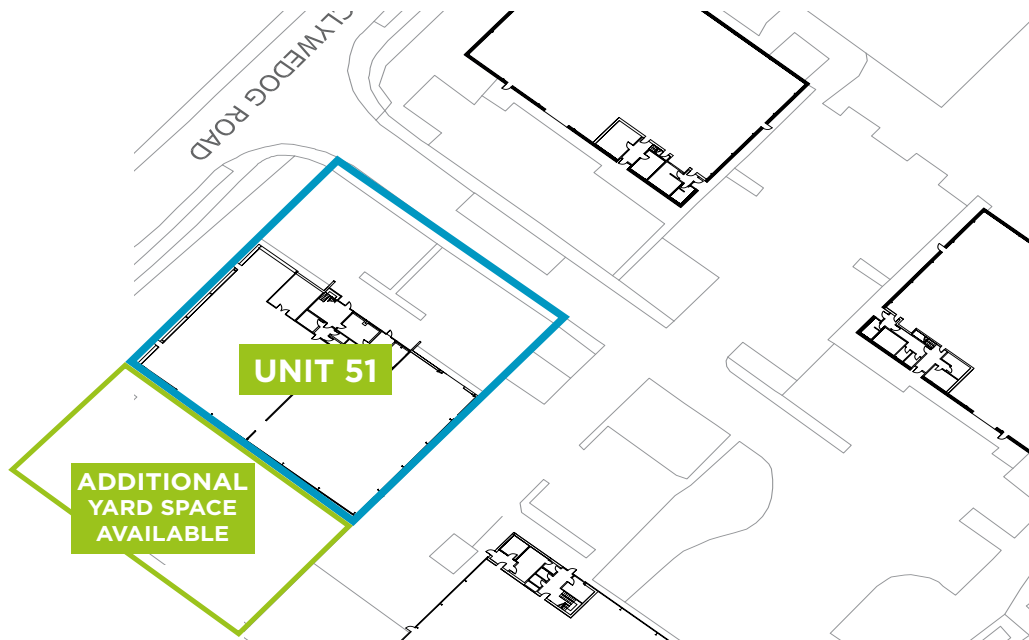


Gated secure court

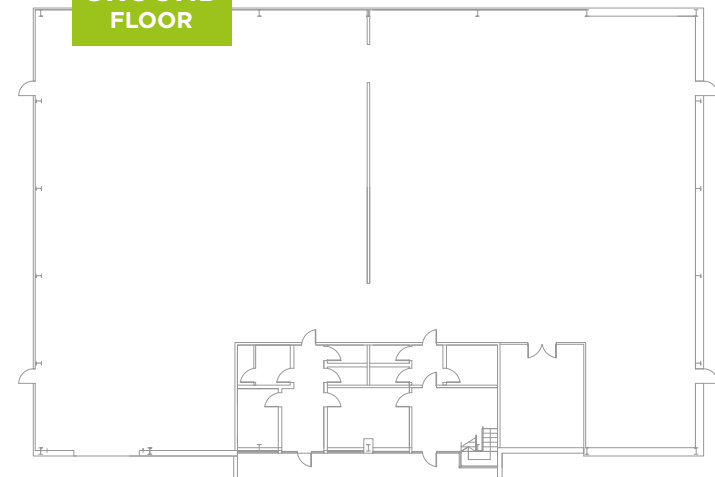


6.7m apex height

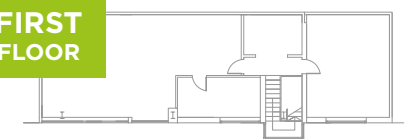
SITE PLAN



GROUND FLOOR



FIRST FLOOR



SITE PLAN

LAYOUT PLAN



LOCATION



Located alongside
English border



Population of
138,000



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 Local Planning Authority.

TERMS

The unit is available on a new full repairing and insuring lease for a term to be agreed.

EPC

Available on request.

RATEABLE VALUE

£46,250. Estimated rates payable: £23,220 based on current multiplier

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

SERVICE CHARGE

Available on request.

RENT

Upon application



TO LET | UNIT 51 - 10,707 SQ FT



**UNIT 51, CLYWEDOG ROAD NORTH
WREXHAM, LL13 9XN**

FOR MORE INFORMATION



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Misdescriptions act

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