



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 Hawk. 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

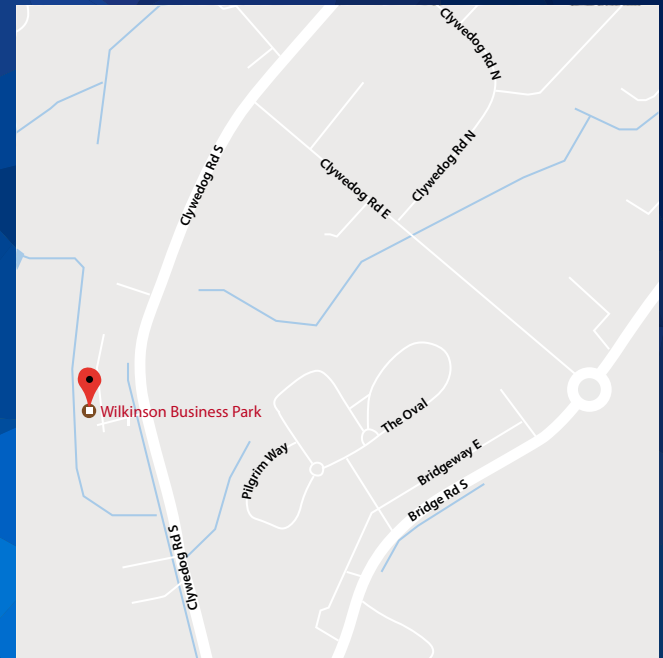
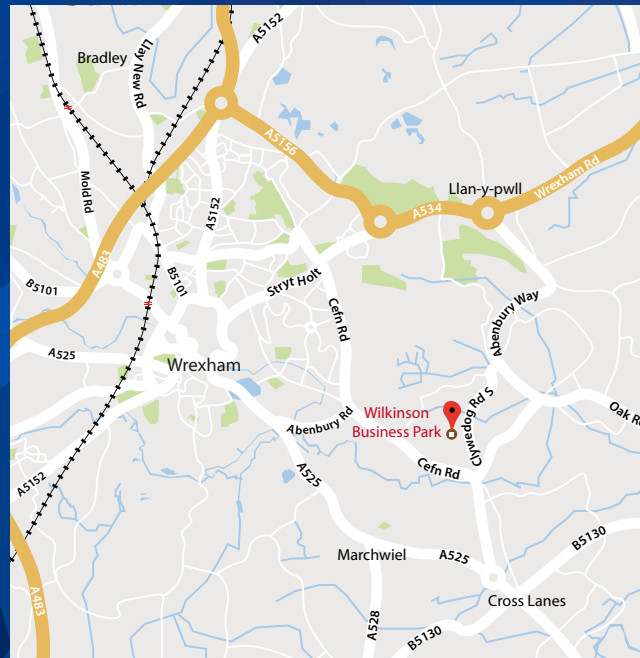
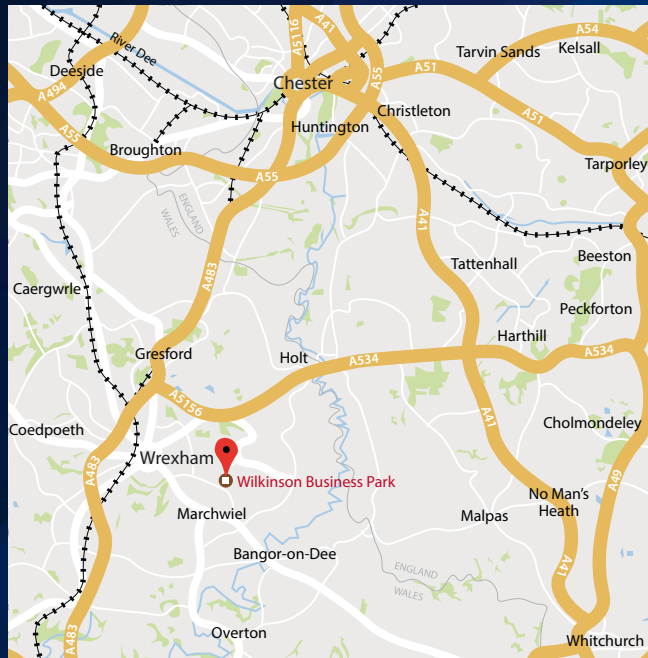


Availability

OFFICE UNIT	SQ FT	CPS	STATUS	MORE INFORMATION
Ground Floor - 1	2,550	12	Available	Download Floorplan/Information
First Floor - 1C	1,391	6	Available	Download Floorplan/Information
6	2,250	10	Available	Download Floorplan/Information
7A	2,330	12	Sold	Download Floorplan/Information
7B	2,330	12	Available	Download Floorplan/Information
11B	1,234	6	Available	Download Floorplan/Information
15	5,250	24	Available	Download Floorplan/Information
16	6,100	26	Sold	Download Floorplan/Information
First Floor - 17B	915	5	Let	Download Floorplan/Information
First Floor - 17C	1,391	6	Available	Download Floorplan/Information
First Floor - 17D	190	1	Let	Download Floorplan/Information



Click on the available red buildings to download the floorplan and more information or use the availability chart to the left











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

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GLADMAN COMMERCIAL PROPERTIES

Wilkinson Business Park, Wrexham

TABLE OF RENTS / PRICES

Unit Number	Approx Sq Ft	Car Park Spaces	Rent per Annum	Purchase Price	Status
Ground Floor Unit 1	2,550	12	£32,000*	-	Available
First Floor Unit 1B	915	5	-	-	LET
First Floor Unit 1C	1,391	6	£17,500*	-	Available
First Floor Unit 1D	190	1	-	-	LET
Unit 2	6,100	26	-	-	Not built yet
Unit 3	2,250	10	-	-	SOLD
Unit 4	2,250	10	-	-	SOLD
Unit 5	2,250	10	-	-	SOLD
Unit 6	2,250	10	£24,750	£250,000	Available
Unit 7a	2,330	12	-	-	SOLD
Unit 7b	2,330	12	£25,630	£258,000	Available
Unit 8	2,250	10	-	-	SOLD
Unit 9a	1,035	5	-	-	SOLD
Unit 9b	1,171	5	-	-	SOLD
Unit 10	2,250	10	-	-	SOLD
Unit 11a	1,016	5	-	-	LET
Unit 11b	1,234	6	-	-	LET
Unit 12	2,250	10	-	-	SOLD
Unit 14	2,250	10	-	-	SOLD
Unit 15	5,250	24	£57,750	£585,000	Available
Unit 16	6,100	26	-	-	SOLD
Ground Floor Unit 17	2,550	12	-	-	LET
First Floor Unit 17B	915	5	-	-	LET
First Floor Unit 17C	1,391	6	£17,500*	-	Available
First Floor Unit 17D	190	1	£200 per month*	-	UNDER OFFER
Whole FF Unit 17	2,689	12	-	-	Not available
Unit 18	2,250	10	-	-	SOLD
Unit 19	2,250	10	-	-	SOLD

Leases will be on an FRI basis and will be subject to an estates charge.

*Rents marked with an * include water, electricity, building insurance & estate charge.*