TO LET



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POINT 36, DAVY WAY, LLAY INDUSTRIAL ESTATE (NORTH), LLAY, LL12 0PG

MANUFACTURING / INDUSTRIAL UNITS WITH OFFICES

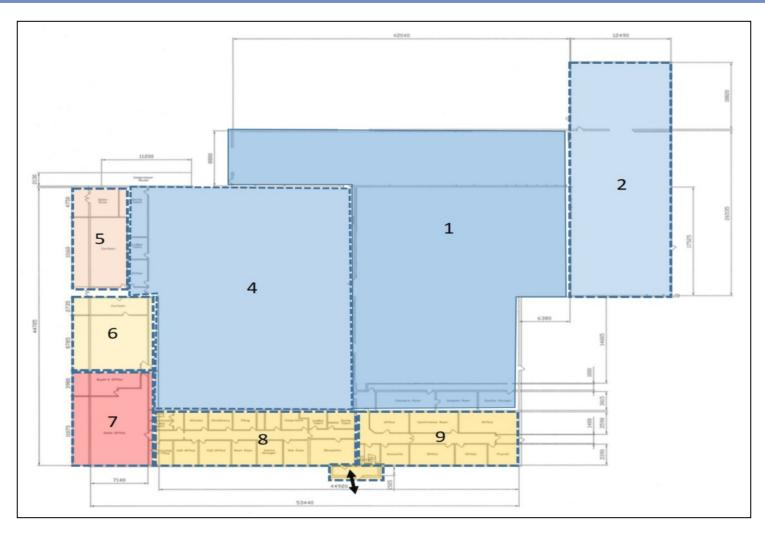
800 SQ FT to 36,432 SQ FT

(74 SQ M to 3,384.59 SQ M)

ON A SITE OF 2.06 ACRES







DESCRIPTION

The property comprises a detached manufacturing / industrial unit of steel portal frame construction with a mixture of profile metal sheet cladding and brick / block work to the elevations under a profile metal sheet roof

The building is to be sub-divided to provide self contained units with roller shutter loading door and w.c. Facilities

Separate office blocks are to be created to the front elevation providing a mixture of individual and open plan accommodation.

RATEABLE VALUE

According to the Valuation Office Website we understand the property as a whole has a rateable value of £92,000. Individual units will need to be re-assessed.

SERVICE CHARGE

A service charge will be applicable for the common areas. Further information available on application.

TENURE

Units are available to let by way of a new lease for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on completion of the sub-division works

VAT

Unless otherwise stated all terms will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWINGS

By prior appointment with the joint agents

Legat Owen:

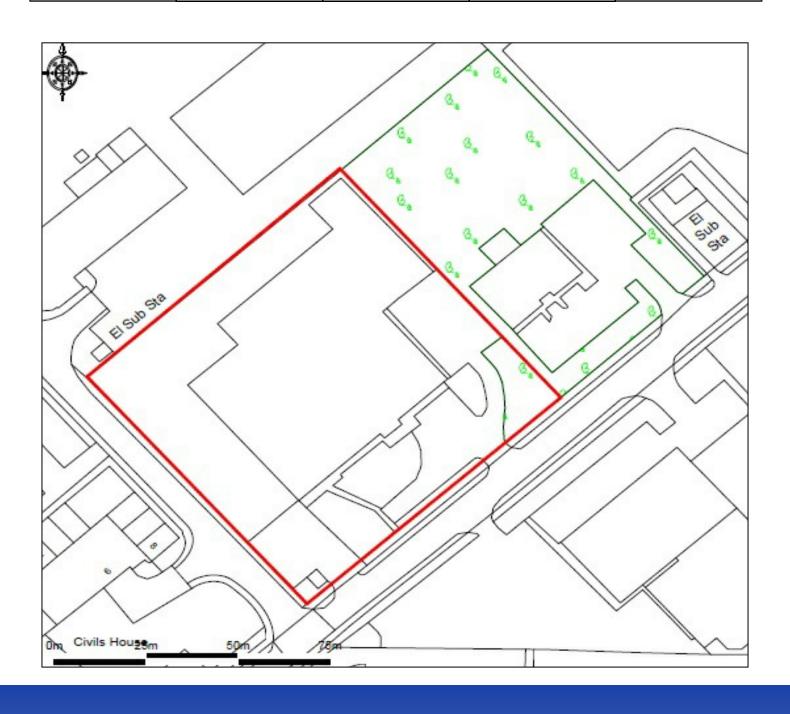
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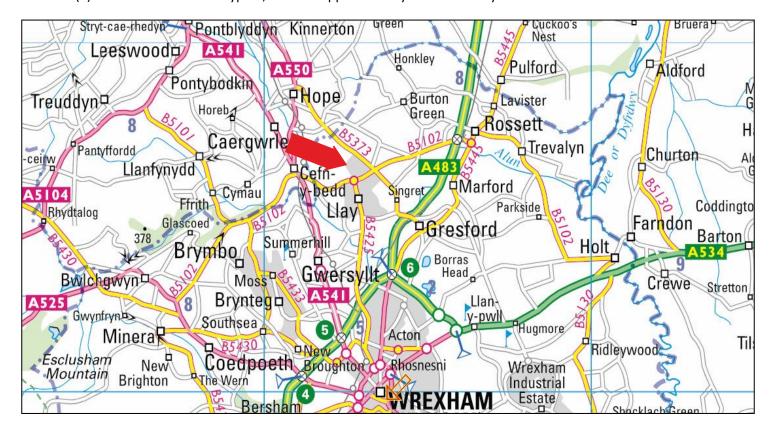
UNIT	SQ FT	SQ M	RENT	AVAILABILITY
1	13189	1225.28	On application	Available
2	5131	476.7	On application	Available
4	9884	918.23	On application	Available
5	1230	114.25	On application	Available
6	890	82.73	On application	Available
7	1178	109.4	On application	Available
8 (office)	2535	235.51	On application	Available
9 (office)	2542	236.13	On application	Available





LOCATION

Point 36 is located off Davy Way on the well established Llay Industrial Estate (North) with occupiers including Sharp & Magellan Aerospace. Llay Industrial Estate (North) is accessed via Rackery Lane (the B5373) which has direct access to the A483(T) Wrexham to Chester Bypass, which is approximately 1½ miles away which in turn is linked to the A55 & M53.





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Subject to Contract

