

TO LET

LegatOwen
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**UNIT 36, DAVY WAY, LLAY INDUSTRIAL ESTATE (NORTH),
LLAY, LL12 0PG**

DETACHED MANUFACTURING /
INDUSTRIAL UNIT WITH OFFICES

36,432 SQ FT

(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 which incorporates translucent panels. The unit benefits from gas fired heating and lighting throughout.

Loading is via 4 roller shutter loading doors situated to the rear of the premises via a dedicated concrete service yard.

Separate pedestrian access leads to the office / staff accommodation providing a number of cellular and open plan offices, board room at first floor, canteen and W.C. Facilities.

The premises benefits from a door entry system, intruder alarm/CCTV and fire alarm systems (not tested).

RATEABLE VALUE

According to the Valuation Office Website we understand the property has a rateable value of £92,000 per annum.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has a gross internal area of:-

Ground Floor Office	705.99 sq m	7,599 sq ft
First Floor Office	65.31 sq m	703 sq ft
Production	1,760.45 sq m	18,949 sq ft
Stores	377.57 sq m	4,064 sq ft
Packing Area	475.27 sq m	5,115 sq ft
TOTAL	3,384.59 sq m	36,432 sq ft

Site Area 0.83 hectares 2.06 Acres

TENURE

The property is available to let by way of a new lease for a term of years to be agreed.

Consideration may be given to a sub division of the premises.

RENT

£120,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of preparation and is available upon request.

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 sole agents Legat Owen:

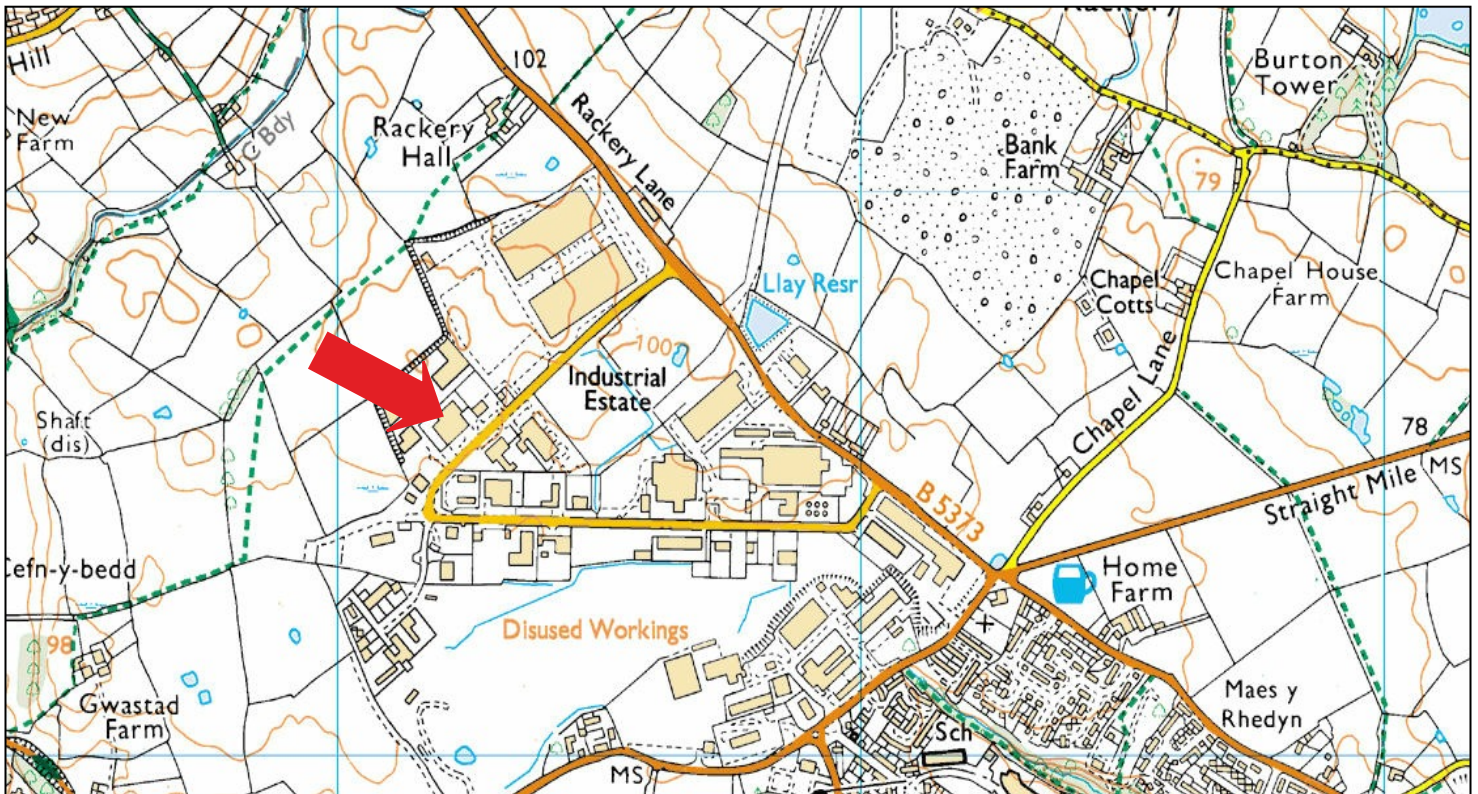
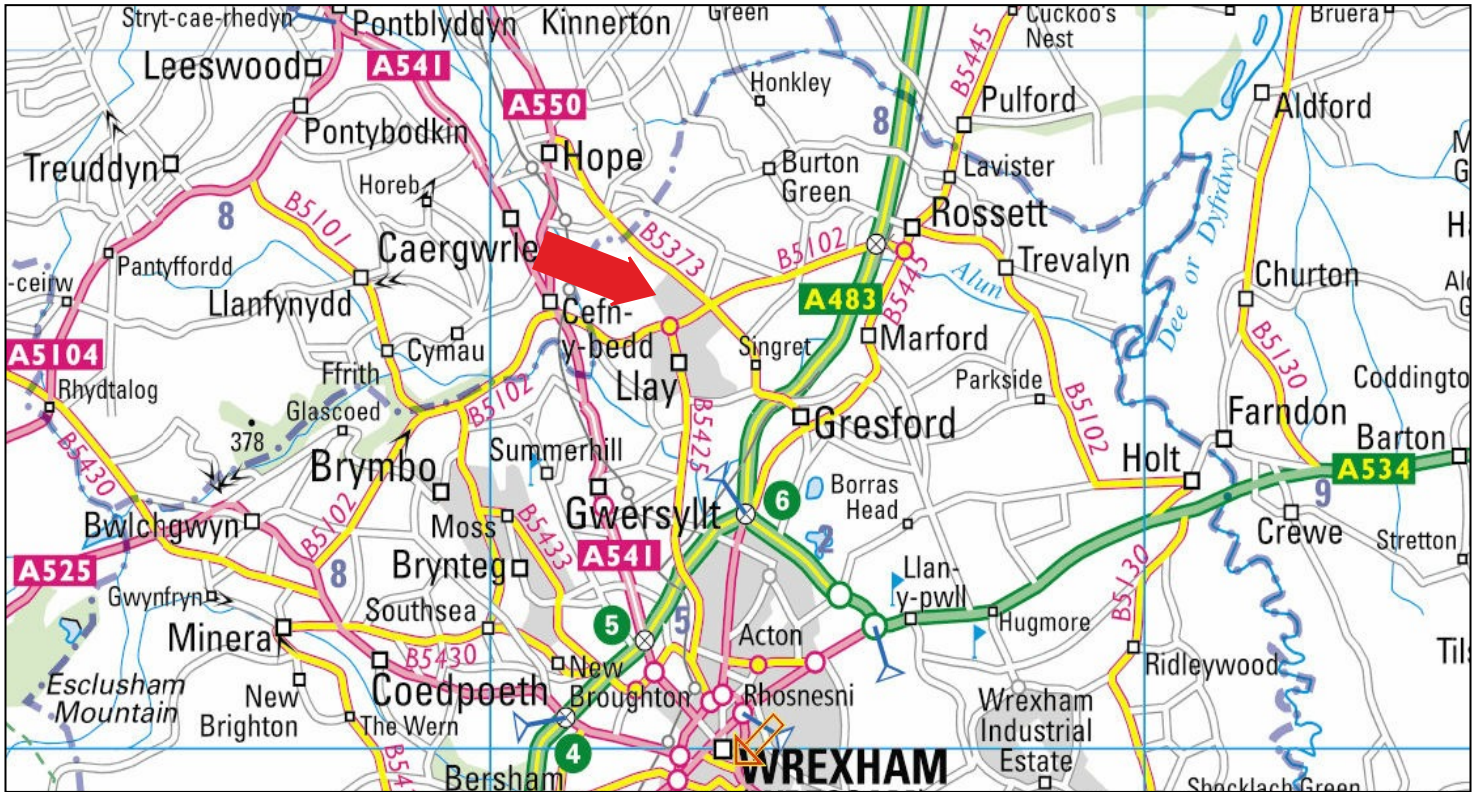
Mark Diaper markdiaper@legatowen.co.uk

Tom Cooley tomcooley@legatowen.co.uk



LOCATION

The property 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.

October, 16

SUBJECT TO CONTRACT