

# UNITS 1 & 2 RHOSDDU INDUSTRIAL ESTATE WREXHAM, LL11 4YZ



## TO LET

- Good quality industrial/warehouse premises
- Self-contained secure yards
- Available August 2020
- Separately or combined
- From 429 sq m (4,618 sq ft) to 887.19 sq m (9,550 sq ft)

### Chester

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# UNITS 1 & 2 RHOSDDU INDUSTRIAL ESTATE

## WREXHAM, LL11 4YZ

### LOCATION

The premises are located on the well-established Rhosddu Industrial Estate. The estate is close to Wrexham town centre, benefiting from good road communications, being located approximately one mile from the nearest intersection onto the A483 expressway, which in turn offers access to the national road network (M56/M53).

Rhosddu Industrial Estate has attracted a number of national organisations including:

- Volkswagen
- Howdens
- Yodel
- CES

In addition there are a number of established regional and local businesses. Rhosddu is considered as an ideal trade warehouse location, being easily accessible to the motorway network as well as Wrexham town centre and the surrounding areas. Please refer to location plan

### DESCRIPTION

The property comprises traditional industrial/warehouse accommodation, provided within a terrace, constructed of steel portal frame, clad with brick work and part plastic coated steel sheets, beneath a roof clad with asbestos cement panels, which include an element of roof lights.

Each property has yards to the front which measure approximately 18 m x 15 m for each individual unit.

The buildings can be combined.

### ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Unit 1	458.19	4,932
Unit 2	429.00	4,618
<b>Combined</b>	<b>887.19</b>	<b>9,550</b>
Height to haunch	4.18 metres	
Height to eaves	5.2 metres	

### RENTAL

UNIT	£ pax
Unit 1	£27,500
Unit 2	£27,500
<b>Combined</b>	<b>£55,000</b>

### LEASE

The premises are to be let on new Full Repairing & Insuring leases for a term of years to be agreed.

### RATES

A guide can be provided by the Agents

### EPC

A full copy of the Energy Performance Certificate is available upon request from the Agents.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

### VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: JUL20

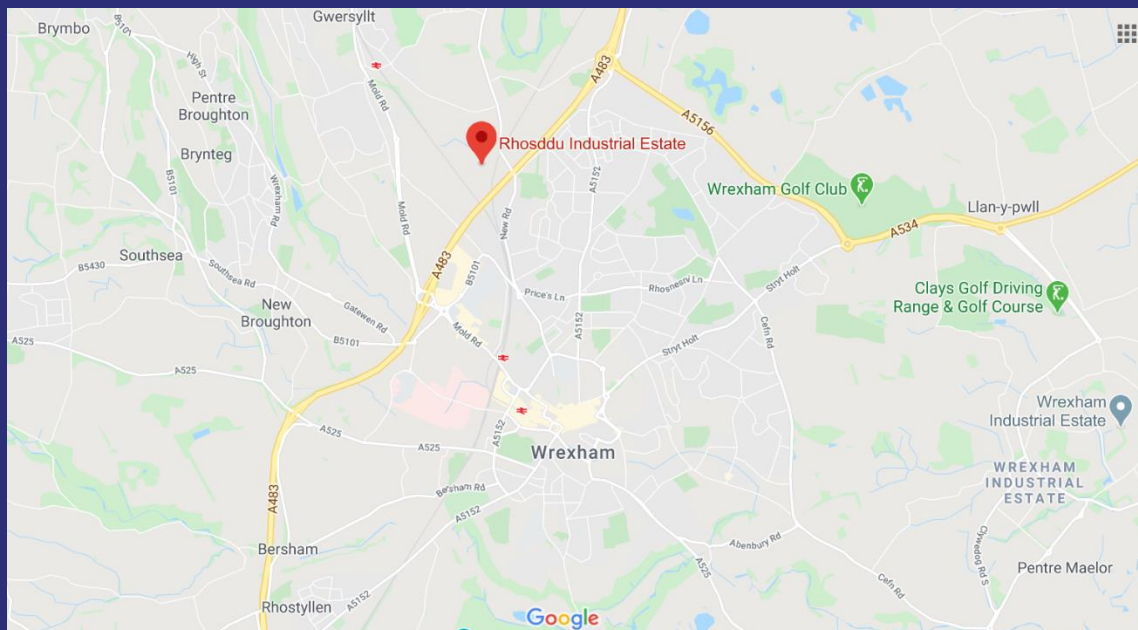
[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)

**07387 647578**

**SUBJECT TO CONTRACT**

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### IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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