

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



TO LET

- Detached manufacturing/industrial unit with offices
- 134.16 sq m (1,444 sq ft) to (1225.28 sq m) 13,189 sq ft
- On a site of 2.06 acres - with secure yard

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

BA Commercial
Chartered Surveyors

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LOCATION

The property is located on the well-established Davy Way, which forms part of Llay Industrial Estate, which has attracted substantial industrialists such as Sharp and Magellan Aerospace, with a large number of regional and local occupiers.

Llay Industrial Estate lies approximately two miles to the west of the nearest access point on to the A483 (T) Chester to Wrexham trunk road which is a dual carriageway and which is accessed via the B5102 and B5373.

Road communications to Llay Industrial Estate are generally good, the A483 (T) linking with the Chester southerly by-pass and the A55 North Wales Expressway and to the east of Chester via the Chester southerly by-pass with the M53 motorway. To the south, the A483 (T) joins the A5 trunk road with the M54 motorway.

Please refer to location plan.

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.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Unit 1	1225.28	13,189
Unit 2	476.7	5,131
Unit 4/5	918.23	9,884
Unit 8 (office)	134.16	1,444

RENTAL

UNIT	£ pax
Unit 1	£52,756
Unit 2	£21,000
Unit 4/5	£39,536
Unit 8 (office)	£8,664

LEASE

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

RATES

The VOA website confirms the property has a Rateable Value of £91,500 per annum (2017 List)

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council.

SERVICES

Mains water, electricity (three phase electricity) and drainage are available or connected to the property subject to statutory regulations.

VAT

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

EPC

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

LEGAL COSTS

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

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North Wales

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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

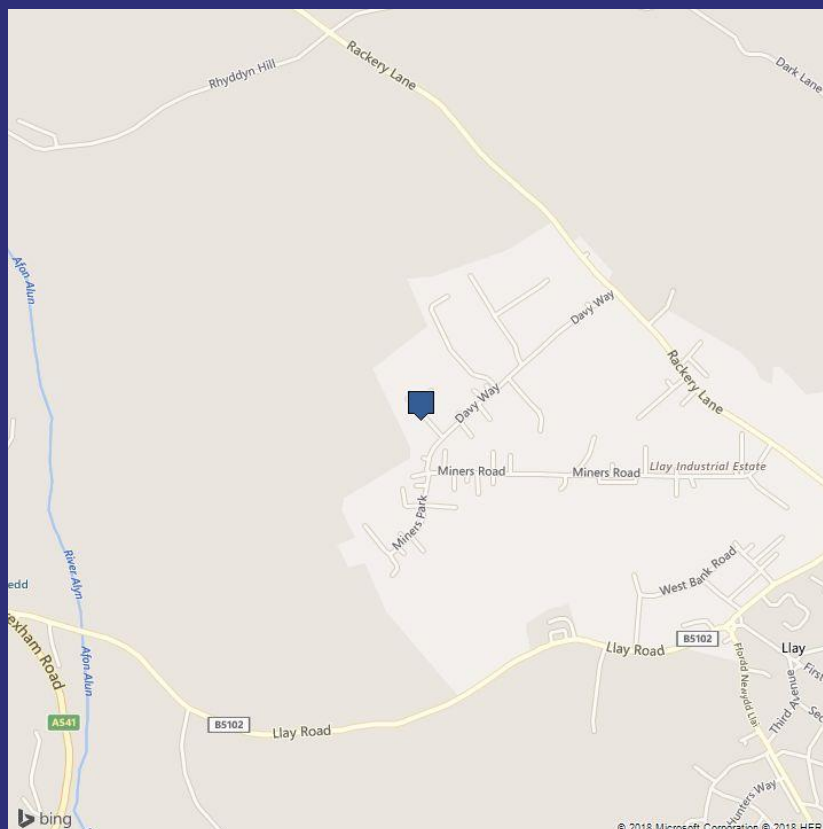
Strictly by appointment through the joint agents BA Commercial 01244 351212 (Fraser Crewe) and Legat Owen 01244 408200 (Mark Diaper).

Ref: MAY19

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SUBJECT TO CONTRACT



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:

- i. 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.
- ii. 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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