

# FOR SALE

**LegatOwen**  
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## LAND AT BRIDGE ROAD (NORTH), WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

DEVELOPMENT SITE

**1.74 ACRES**

**(0.7 HECTARES)**

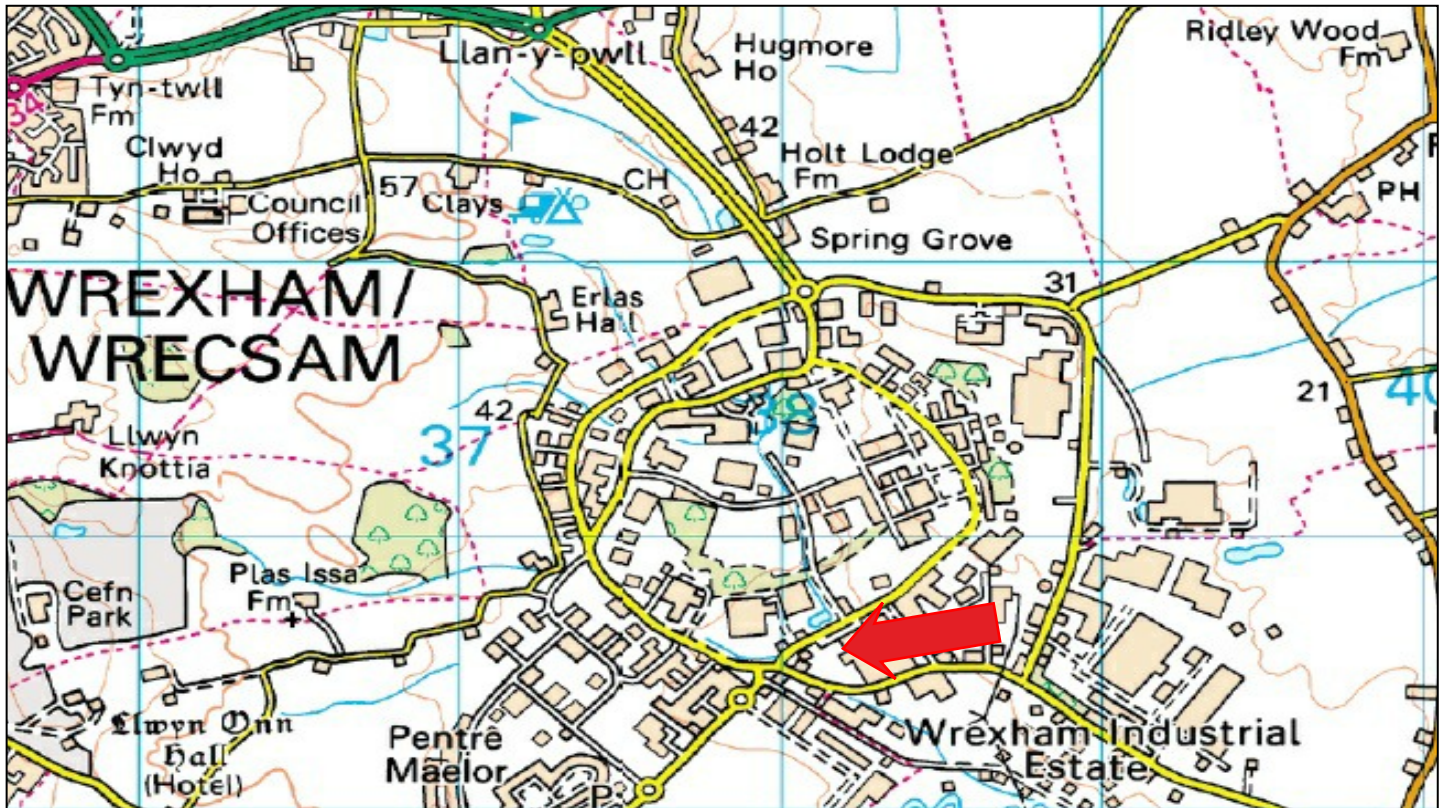
NEW £35M LINK ROAD  
NOW OPEN





## LOCATION

Wrexham Industrial Estate is recognised as one of the largest industrial Estates in the UK and is home to over 300 companies including JCB, Kellogg's and Hoya. The Estate lies approx 3 miles to the east of Wrexham and 40 miles to the south of Chester. A new £35M link road now provides a direct route from the Estate to the A483 and onto the A55 and M53/M56 motorway networks.



## DESCRIPTION

The subject site is situated off Bridge Road (North) on the south-west edge of the estate. The site is either accessed directly from Bridge Road (North) or alternatively through the entrance of the premises adjacent. The site comprises a broadly triangular shape suitable for new development.

## SITE AREA

We have been advised by our client that the site area extends to 1.74 acres (0.7 hectares) or thereabouts.

## VAT

All prices and rentals quoted are exclusive of but may be liable to VAT.

## PLANNING

The site is situated within the Wrexham Industrial Estate Boundary and is suitable for manufacturing, distribution and offices uses.

## TERMS

We are instructed to invite offers in the region of £125,000 for the benefit of the freehold interest.

## VAT

All prices and rentals quoted are exclusive of but may be liable to VAT.

## LEGAL COSTS

Each party are to bear their own legal costs in respect of the preparation of legal documentation.

## VIEWING

The site can be viewed directly from the highway. For further information please contact the sole agents Legat Owen ref:

Stephen Wade  
Mark Diaper

scw@legatowen.co.uk  
markdiaper@legatowen.co.uk

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January, 15

**SUBJECT TO CONTRACT**