

**COMMERCIAL PREMISES - SECOND AVENUE  
REDWITHER BUSINESS PARK  
WREXHAM, LL13 9XQ**



## TO LET

- Good Commercial Workspace
- Located – Wrexham Industrial Estate
- 635.25 sq m - 6,837 sq ft
- 16 car parking spaces
- Rental £34,000 per annum
- Available Now

#### Chester

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

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

#### North Wales

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

**T** 01745 330077

**W** [www.bacommercial.com](http://www.bacommercial.com)

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## LOCATION

The property is located on Second Avenue, Redwither Business Park, occupying a central location within the well-established Wrexham Industrial Estate, which lies approximately 3 miles east of the town centre, and 3 miles from A483 dual carriageway, linking to the M53 and the National Motorway Network beyond.

Wrexham Industrial Estate is one of the principal industrial locations within the North West, having attracted many substantial national and regional organisations, as well as local businesses. Prominent occupiers on the estate are as follows:

- JCB
- Hoya Lens
- Kelloggs
- Premier Decorations
- James Jones Pallets
- Village Bakery

Please refer to the location plan attached.

## DESCRIPTION

The property forms part of the original Redwither Complex, and provides a good basic commercial workspace being open plan, single storey, constructed of brick elevations, beneath a flat felted roof.

The property is undergoing a refurbishment programme and provides a range of workshop space and areas that can be used for office accommodation.

The property has a gas fired central heating system, three phase electricity connected, and benefits from good natural light.

## ACCOMMODATION/AREAS

We have measured in accordance with the RICS Code of Measuring Practice, and confirm the following.

Gross Internal Area	635.25 sq m	6,837 sq ft
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## RENTAL

£34,000 per annum

## LEASE

The property is available by way of a Full Repairing & Insuring lease for a term to be agreed.

## RATES

The Agent can provide a guide as to Rateable Value.

## SERVICES

Mains water, electricity, gas and drainage are connected to the building, subject to statutory regulations. The property is central heated by a gas fired central heating boiler, and has three phase electricity connected.

## 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.

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## 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: Feb20  
[fraser.crewe@bacommercial.com](mailto:fraser.crewe@bacommercial.com)  
07771 912456  
[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)  
07387 647578

**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:

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- 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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