

WILKINSON BUSINESS PARK

CLYWEDOG ROAD SOUTH • WREXHAM INDUSTRIAL ESTATE

WREXHAM • LL13 9AE

FOR SALE / TO LET

HIGH SPECIFICATION OFFICE BUILDINGS

FLEXIBLE WORKSPACE FROM:

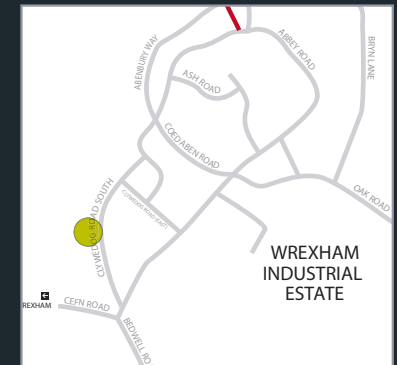
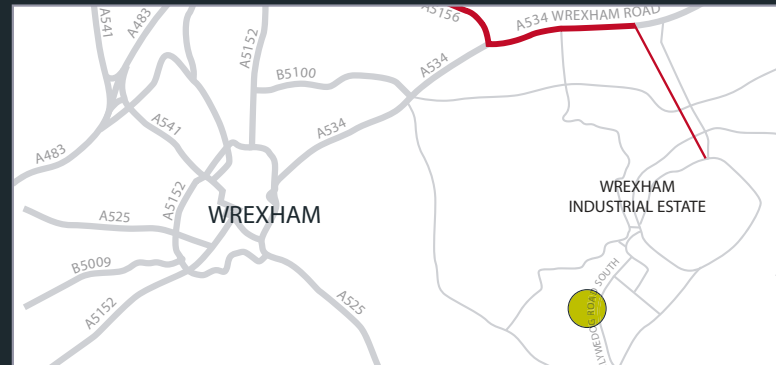
190 SQ FT (18 SQ M) TO 6,100 SQ FT (567 SQ M)

www.gladman.co.uk/offices-wrexham



LOCATION

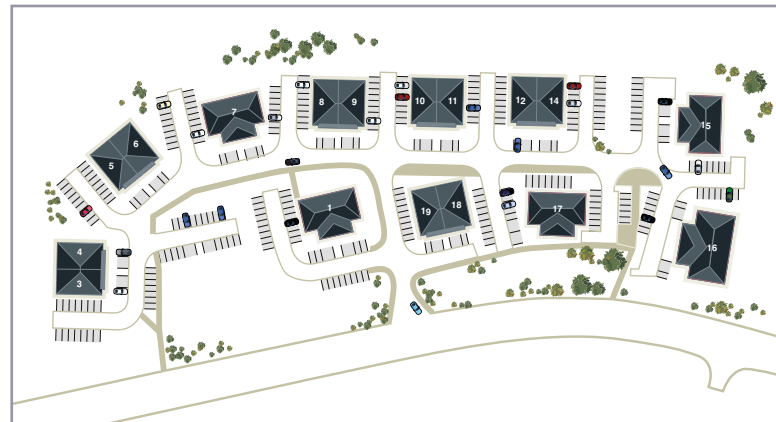
Wilkinson Business Park is located on the south western edge of Wrexham Industrial Estate on Clywedog Road South, approximately three miles to the east of Wrexham town centre. Wrexham Industrial estate is easily accessed via both the A534 and A525 both of which provide access to Wrexham town centre. In addition, the estate is soon to benefit from the new Wrexham Industrial Estate Link Road, further improving north and south access to the estate. The estate is approximately three miles from the A483 which provides access to Chester approximately 12 miles to the north and also to the A55 and in turn the M53. Further information on the estate can be found at: www.wrexhamindustrialestate.com



WREXHAM INDUSTRIAL ESTATE

Wrexham Industrial Estate covers approximately 550 hectares and in geographical terms is one of the largest industrial estates in Europe, accommodating around 300 businesses and employing 7000 staff. Employers include JCB, Kelloggs and Hauk. In addition, there are a number of retail outlets on the estate as well as an on site management centre.

Although the estate started life catering for industrial occupiers there are now a wide range of business facilities occupying the park. The estate benefits from a co-ordination unit which oversees the general running of the estate along with encouraging business to business contact for occupiers mutual benefit. Facilities run by the co-ordination unit include two permanently stationed police offices, CCTV coverage and various business forums.



SPECIFICATION

- Open Plan
- Suspended ceilings
- Recessed lighting
- Full raised access floors
- Comfort Cooling
- Disabled WC & WC Facilities
- Lift access (G5K & G6K's only)
- Designated on-site parking
- Energy Performance Rating (EPC) - B
- High quality finishes throughout reception and toilet areas
- Kitchenette (G1K & G2K's only)
- Intruder Alarm (G1K & G2K's only)

ACCOMMODATION

Please refer to attached schedule.

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TERMS

The buildings are available to buy freehold or to lease on a FRI basis.

SERVICE CHARGE

A service charge will be implemented to recover the costs incurred in respect of the maintenance of the business park.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

RATES

Further Information is available from www.voa.gov.uk or alternatively call Wrexham Valuation Office Agency on 01978 200000

VAT

All figures are quoted exclusive of, but will be liable to, VAT.

FURTHER INFORMATION AND VIEWING

For further information or an appointment to view the premises please contact Gladman Developments or their appointed agents.

CONTACT:

Tom Creer
tom.creer@bacommercial.com



Will Sadler
willsadler@legatowen.co.uk



Romy Silvers
r.silvers@gladman.co.uk



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