

FOR SALE/TO LET

Unit 1, Lightwood Green Industrial Estate,  
Overton on Dee, Wrexham LL13 0HU

Halls<sup>1845</sup>

COMMERCIAL



A detached commercial premises forming part of an established commercial estate

- Total Gross Internal Floor Area of approximately 33,599 sq ft (3,121.42 sq m)
- The premises benefit from a covered area of approximately 1,724 sq ft (160.16 sq m)
- Well-located on the edge of Overton on Dee and located adjacent to the A539
- Suitable for a variety of commercial uses including distribution and manufacturing
- Site Area 0.98 acres (0.396 hectares)

PRICE: OFFERS IN REGION OF £795,000 (EXCLUSIVE)

RENT: £49,500 PER ANNUM (EXCLUSIVE)

[hallsgb.com](http://hallsgb.com)

01743 450 700

# FOR SALE/TO LET

## Unit 1, Lightwood Green Industrial Estate, Overton on Dee, Wrexham LL13 0HU

### LOCATION

The property forms part of Lightwood Green Industrial Estate, which is located on the edge of Overton on Dee. Lightwood Green Industrial Estate is well situated adjacent to the A539.

Overton is located on the English/Welsh Border approximately 17 miles south of the town of Wrexham, 21 miles south of the City of Chester and approximately 22 miles north of the County Town of Shrewsbury.

Overton is located within easy access of the A55, which provides access to the national motorway network.

The property is accessed via Station Road and the estate road, which serves Lightwood Green Industrial Estate.

### DESCRIPTION

The property comprises a detached commercial unit providing a Total Gross Internal Floor Area of approximately 33,599 sq ft (3,121.42 sq m). The property also benefits from a covered canopy area of approximately 1,724 sq ft (160.16 sq m).

The main property is arranged to provide a variety of warehouse accommodation with eaves height ranging from a 13 ft (5.3 metres). The premises are of a variety of constructional types being of part steel framework and part steel portal framework under a part corrugated cement fibre roof cover and a part profile sheet roof cover. Internally the property benefits from a variety of mezzanine and a first floor office area. The property sits on a Total Site Area of approximately 0.98 acres (0.396 hectares), which includes external circulation areas and onsite parking. The property has ten CCTV cameras and a Redcare connected alarm system.

### ACCOMMODATION

(All measurements are approximate)

	sq m	sq ft
GF Office	124.53	1,340
FF Office	74.6	803
Unit 1	2,451.02	26,383
Canopy	160.16	1,724
Unit 1A	311.11	3,349
<b>Total GIA</b>	<b>2,961.26</b>	<b>31,875</b>
<b>Total GIA plus Canopy</b>	<b>3,121.42</b>	<b>33,599</b>
<b>Site Area</b>	<b>0.98 acres (0.396 hectares)</b>	

### PRICE

Offers in the region of £795,000 (Exclusive).

### RENT

£49,500 per annum (Exclusive).

### RATEABLE VALUE

We have made non-verbal enquiries to the local authority and have been advised as follows:

Rateable Value:	£37,500
Rates Payable:	£19,275

Interested parties should make their own enquiries to the Local Authority.

### TENURE

The property is offered for sale Freehold with vacant possession. (Property Title Numbers CYM584741 and WA856274)

Alternatively the property is offered to let on a New Tenants Full Repairing and Insuring Lease for a length of term by negotiation with rent reviews at three yearly intervals.

### VAT

The property is understood not to be elected for VAT.

### EPC





**FOR SALE/TO LET**

Unit 1, Lightwood Green Industrial Estate, Overton on Dee,  
Wrexham LL13 0HU



The EPC rating is D (79).

#### LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of the sale of the property.

The incoming tenant is to be responsible for the landlords reasonable legal costs in respect of the granting of the lease.

#### SERVICES

(Not tested at the time of our inspection.)

The property is understood to benefit from mains water, mains electricity (including three phase electricity) and a septic tank drainage system.

#### LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham  
LL11 1AY

Email: [contact-us@wrexham.gov.uk](mailto:contact-us@wrexham.gov.uk)



Telephone: 01978 292000

#### FINANCIAL ACT 1989

Any intending tenant should satisfy themselves independently as to VAT in respect of the transaction. It is understood that the property is not elected for VAT. (All figures in these particulars are quoted exclusive of VAT.)

#### PLANNING

Prospective parties should rely on their own enquiries. The property forms part of an established commercial estate and is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order.

Interested parties should satisfy themselves regarding their proposed use of the property.



**FOR SALE/TO LET**

Unit 1, Lightwood Green Industrial Estate, Overton on Dee,  
Wrexham LL13 0HU



**RICS**

the mark of  
property  
professionalism  
worldwide

Viewings strictly by prior appointment via the joint agents:

**Halls Commercial**

**James Evans**

07792 222 028

E: james.evans@hallsgb.com

**Huw Bevan**

07795 486 267

E: huwb@hallsgb.com

**01743 450700**

**Legat Owen**

**Mark Diaper**

07734 711409

E: markdiaper@legatowen.co.uk

**Tom Cooley**

07538 840453

E: tomcooley@legatowen.co.uk

**01244 408200**



IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own

enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

hallsgb.com

**01743 450 700**