

**UNIT 1 FIRST AVENUE
REDWITHER BUSINESS PARK
WREXHAM INDUSTRIAL ESTATE, LL13 9XP**



FOR SALE/MAY LET

Manufacturing/Warehouse Facility with offices

3,834 sq m (41,271 sq ft)

Site area 1.88 acres/0.76 hectares

LOCATION

The property is located on First 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

DESCRIPTION

The property comprises a detached purpose built industrial building, providing three distinct areas.

Original Building

A substantial steel framed building, providing accommodation at ground and first floor level, clad with part brick and insulated panels, which include windows at both ground and first floor level.

The ground floor provides a good standard of industrial and warehousing accommodation.

First Floor

This is accessed via a well presented reception area, leading to private offices, meeting room, wc facilities at ground floor, with staircase to half landing with further male and female lavatory accommodation.

The first floor is currently being utilised as offices, providing a good standard of accommodation.

The first floor accommodation can potentially be used for light manufacturing/assembly.

Steel Portal Framed Extension

This is attached to the original building, and provides good quality accommodation, constructed of steel portal frame, and clad with insulated steel cladding, beneath a pitched roof

of similar material incorporating approximately 15 – 20 % roof lights.

The property has four good quality industrial access doors (5 m x 5.6 m), electronically operated, sectional up and over doors.

Adjacent to the main warehouse is a maintenance building providing basic storage accommodation.

Outside Yard

The property has a fully fenced substantial yard, the majority of which is concreted, and benefits from two doubled gated access points.

There is an element of car parking outside the reception area, together with landscaping.

ACCOMMODATION/AREAS

Total GIA	3,834 sq m	41,271 sq ft
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Site Area	1.88 acres	0.76 hectares
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PURCHASE PRICE

For the benefit of the freehold interest, with vacant possession, offers in the region £1.35 million.

RENTAL

£150,000 per annum exclusive.

TENURE

Freehold

LEASE

The property can be made available upon a Full Repairing & Insuring lease, for a term to be agreed to include regular rent reviews.

SERVICE CHARGE

A service charge may be applicable for the common parts of the estate. Further details are available upon application.

RATES

The VOA website confirms the property has a Rateable Value of £87,500.

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council Business Rates – 01978 292000.

SERVICES

All main services are understood to be 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.

LEGAL COSTS

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

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.

EPC

An Energy Performance Certificate is currently in the course of preparation.

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.

VIEWING

Strictly by appointment through the joint agents.

BA Commercial, Chester 01244 351212

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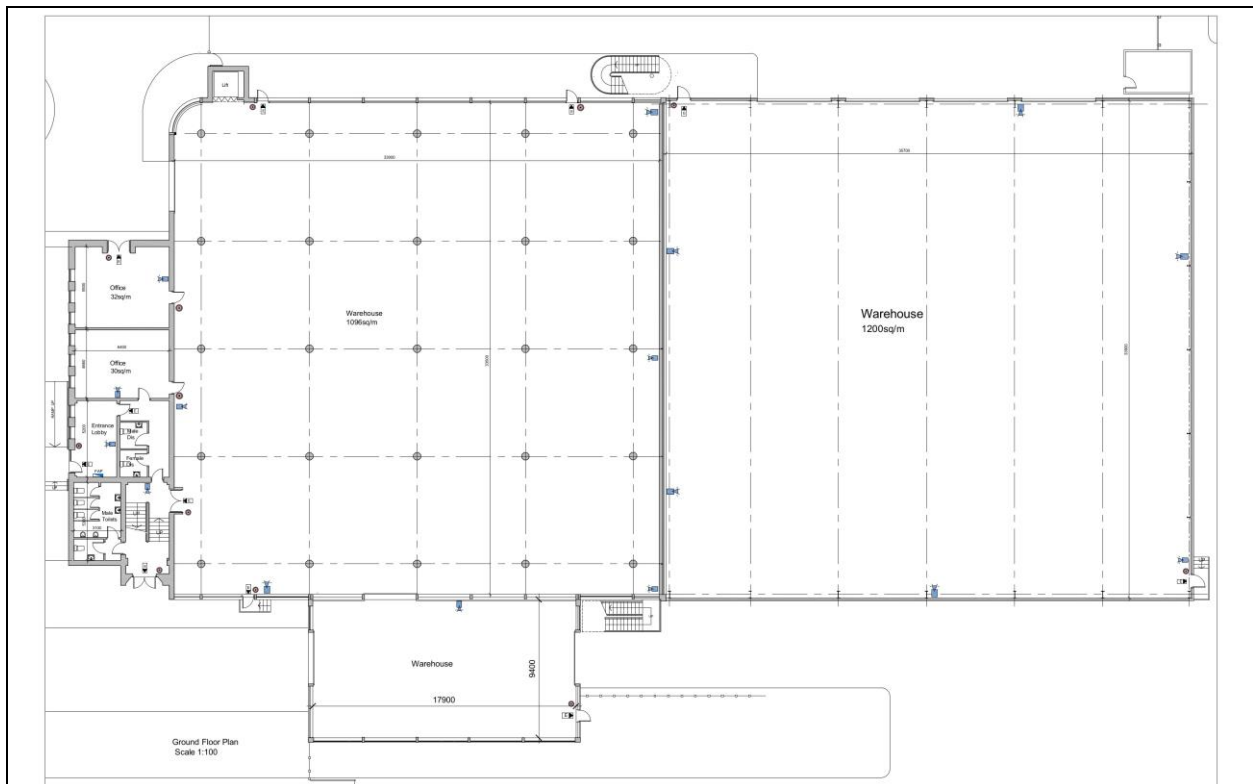
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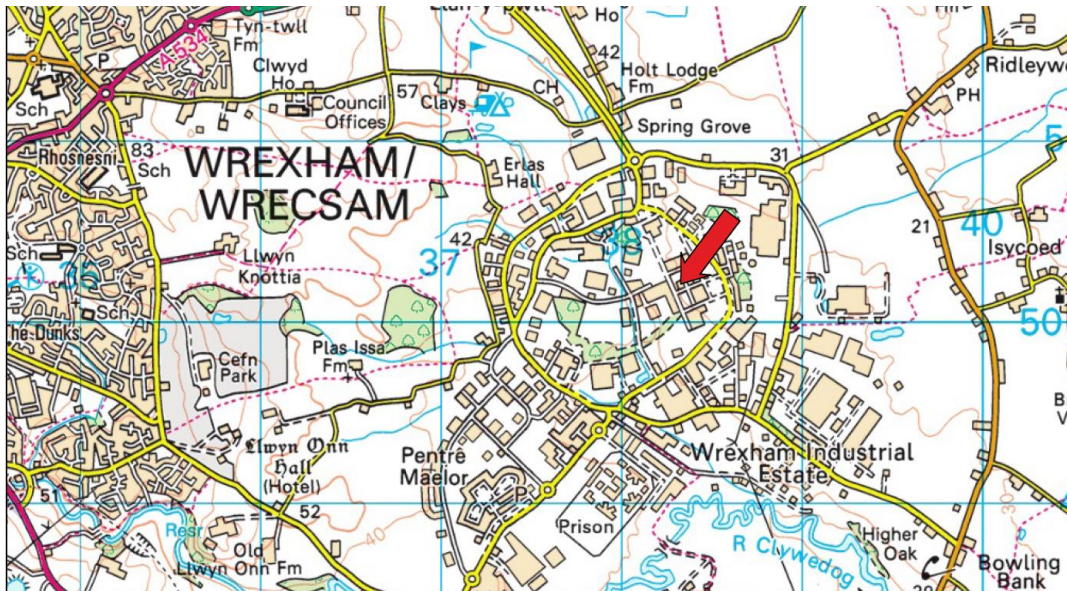
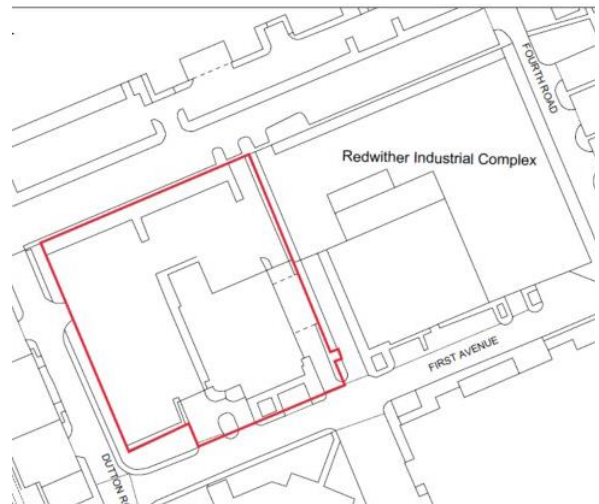
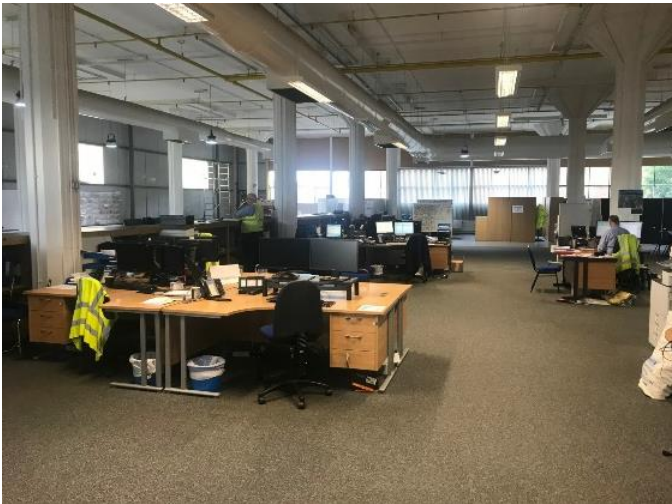
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SUBJECT TO CONTRACT



Ground Floor Plan



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.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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