

To arrange a viewing, please contact FI Real Estate Management on **01257 263 010** or email **enquiries@fi-rem.com**



UNIT 105

WREXHAM INDUSTRIAL ESTATE

COED ABEN ROAD, WREXHAM LL13 9UZ



TO LET.
£17,772 per annum

2,962 SQ FT
0845 500 61 61
www.fi-rem.com

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DESCRIPTION

Wrexham Industrial Estate is among the largest and most successful estates in the Northwest and Wales and is home to over 300 companies.

A semi-detached unit located on Coed Aben Road in the heart of the estate, close to amenities and bus routes, and approximately 3 miles from Wrexham town centre. The unit also offers:

- Generous yard and car park
- Warehouse served by one roller shutter door
- Concrete floors to warehouse
- Offices and meeting room
- Kitchen & WC facilities
- 3 phase electric

LOCATION

Wrexham Industrial Estate is an established industrial location extending to over 1000 acres (405 hectares) and is home to over 150 companies including Kelloggs, JCB and Tetrapak. The estate lies approximately 3 miles to the east of Wrexham town centre and 3 miles from the A483 dual carriageway. The A483 links directly with the A55 (North Wales Expressway) and the M53 Motorway at Junction 12. To the South the A483 links with the M6 at JCN 10a via the M54 and A5. Wrexham town centre is approximately 3 miles to the east.

USE

We understand that the property has consent for B1/B2 & B8 uses. Further enquiries should be directed to Wrexham Council.

SERVICE CHARGE

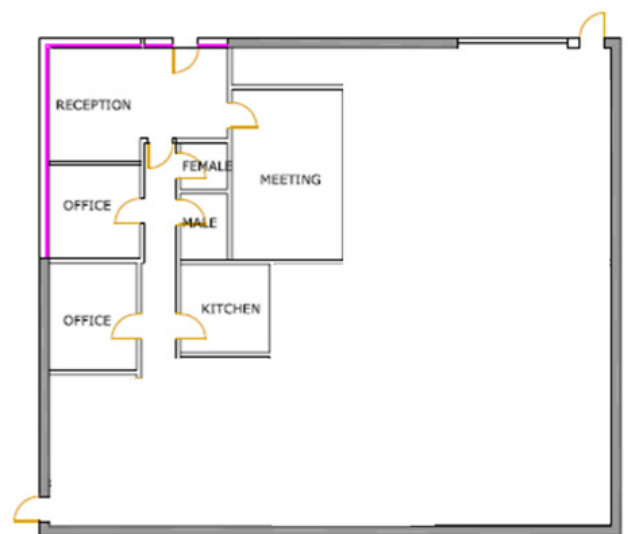
Available on request.

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council.

EPC

D - 93



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Total	2,962	275.18

FURTHER INFORMATION

