



**WREXHAM**  
INDUSTRIAL ESTATE

# TO LET

## 0.88 ACRE SECURE COMPOUND THE BRIDGEWAY CENTRE WREXHAM INDUSTRIAL ESTATE RENT £35,000 PA



SECURE  
COMPOUND



SUITABLE FOR  
STORAGE



SUITABLE FOR  
CAR PARKING



SUITABLE FOR  
HGV PARKING

### LOCATION

Wrexham Industrial Estate is home to over 340 businesses creating employment for over 10,000 people. The estate currently extends to over 550 hectares and is home to major manufacturing businesses in a range of sectors including:

- Automotive
- Aerospace
- Food
- Pharmaceuticals
- Engineering

The property is located on Coed Aben Road and Bridge Road, South West of the main Wrexham Industrial Estate. The estate is approximately 3 miles to the east of

Wrexham town centre and 12 miles south of Chester. The property is well served by the A483 dual carriageway north bound linking to the M53 and south bound linking to the M6. Wrexham Industrial Estate is among the largest and most successful estates in the North West and is home to over 150 companies.

### DESCRIPTION

Located within the Brideway Centre, this 0.88 acre site is secured by fencing and has 24 hour access.

### USE

Storage and parking.

### SERVICE CHARGE

Available on request.

### RATES

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

### ALL ENQUIRIES



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