



**WREXHAM**  
INDUSTRIAL ESTATE

**DESIGN AND BUILD  
& BESPOKE FIT OUT  
AVAILABLE**



**4 SITES**

**TO LET | UP TO 7.29 ACRES**





SITE KEY



Site 2



Site 3



Site 4



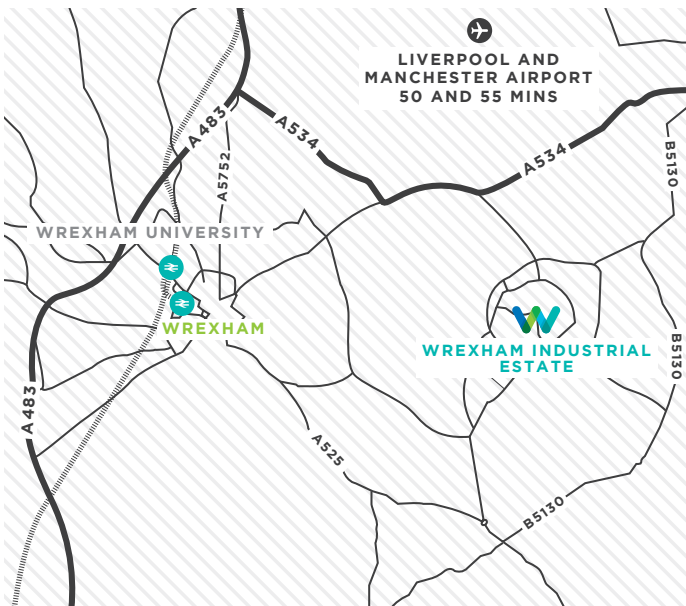
Site 5













# WREXHAM

INDUSTRIAL ESTATE



## WREXHAM, WALES, LL13 9XN

-  Situated alongside the English border
-  Population of 135,000
-  24 minutes drive from Chester
-  Access via A483 & A534
-  Largest industrial estate in Wales
-  Wrexham train station - 10 mins drive
-  Airports 50 mins
-  41A & 1E from Wrexham Bus Station

# WELCOME TO WREXHAM

Wrexham Industrial Estate is home to 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 and engineering.

## LOCATION

Wrexham is the principal commercial centre and largest town within North Wales. Situated only 9.7 km (6 miles) from the English border therefore, the town is extremely well placed to serve both Wales and England.

Chester is 19.3 km (12 miles) to the North, Liverpool 56.3 km (35 miles) to the North and Manchester 88.5 km (55 miles) to the North East.

The property is well-connected with the A483, A534 and A55 all located within close proximity. The A55 links with the M53 and M56 motorways to the North.

Wrexham railway station provides services to Chester with the fastest journey time of approximately 15 minutes. Chester mainline station provides regular services to Manchester and London Euston via Crewe.

Liverpool and Manchester International Airports are 61 km (38 miles) and 72 km (48 miles) respectively, to the North East.

Route 41A - Operator Arriva run every 1 hr Wrexham Bus Station to Wrexham Industrial Estate.  
Route 1E - Operator Price Coaches run 7.20am Wrexham Bus Station to Wrexham Industrial Estate and 16.30 from Wrexham Industrial Estate to Wrexham Bus Station.

## THE SITES

The new development is currently divided into 4 sites and offers over 38 acres of new roadside retail, leisure, industrial and trade counter units. There are also opportunities to influence the design and to lease exciting new build accommodation.

Nearby recent developments include the UK's largest prison - HM Prison Berwyn which opened in 2017 amongst many others.

The scheme is managed by FI Real Estate Management; a very active and committed commercial asset and property management company and a specialist within the North West and North Wales.

FI Real Estate Management manage over 83 existing properties ranging from 295 sq. ft to over 50,000 sq. ft and over 45 acres of development land.

### SITE 2 - TO LET | 2.4 ACRES

Design and build and bespoke fit out available  
Proposed development up to 25,000 sq. ft

### SITE 4 - TO LET | 5 ACRES

Design and build and bespoke fit out available  
Proposed development from 800 - 6,000 sq. ft

### SITE 3 - TO LET | 2.7 ACRES

Design and build and bespoke fit out available  
Proposed development up to 45,000 sq. ft

### SITE 5 - TO LET | 7.29 ACRES

70,000 sq ft warehouse/distribution with yard and parking terraced units from 2,390 - 12,874 sq. ft



## Visit

Wrexham Industrial Estate  
Wrexham, North Wales,  
LL13 9XN

## Contact

Tel: 07880 411367  
Web: [www.wrexham-industrial.com](http://www.wrexham-industrial.com)  
Email: [info@wrexham-industrial.com](mailto:info@wrexham-industrial.com)







**WREXHAM**  
INDUSTRIAL ESTATE

# SITE 2

**TO LET | 2.4 ACRES**

UP TO 25,000 SQ. FT - CLYWEDOG ROAD NORTH



**DESIGN AND BUILD**  
BESPOKE FIT OUT AVAILABLE

**PROPOSED DEVELOPMENT**  
UP TO 25,000 SQ. FT



ALL ENQUIRIES

**FI** REAL ESTATE  
MANAGEMENT

0845 500 61 61  
[www.fi-rem.com](http://www.fi-rem.com)

Discover more

[www.wrexham-industrial.com](http://www.wrexham-industrial.com)

Wrexham Industrial Estate, LL13 9XN

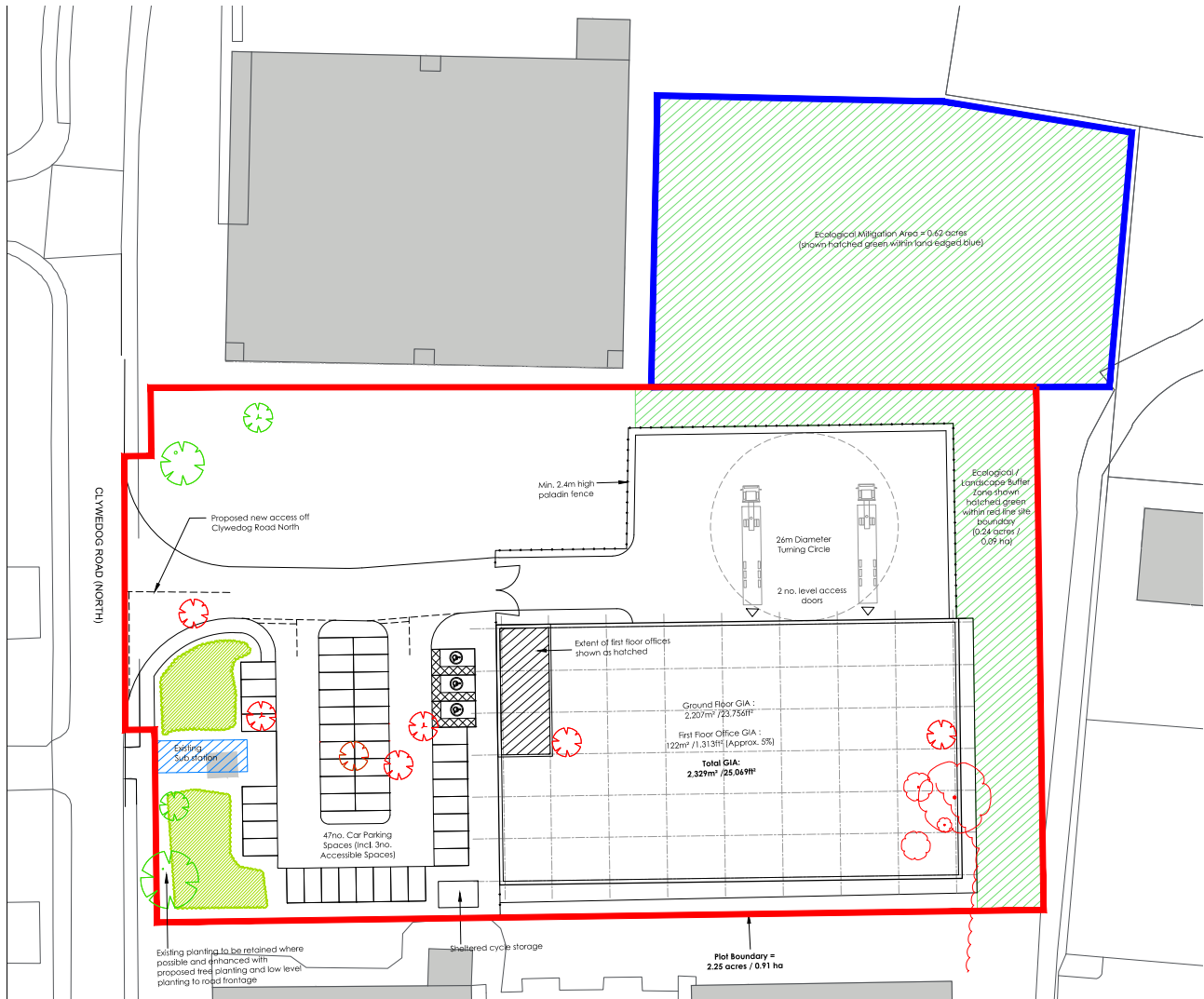




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**WREXHAM**  
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**SITE 3**

**TO LET | 2.7 ACRES**  
UP TO 45,000 SQ. FT - CLYWEDOG ROAD EAST



**DESIGN AND BUILD**  
BESPOKE FIT OUT AVAILABLE

**PROPOSED DEVELOPMENT**  
UP TO 45,000 SQ. FT



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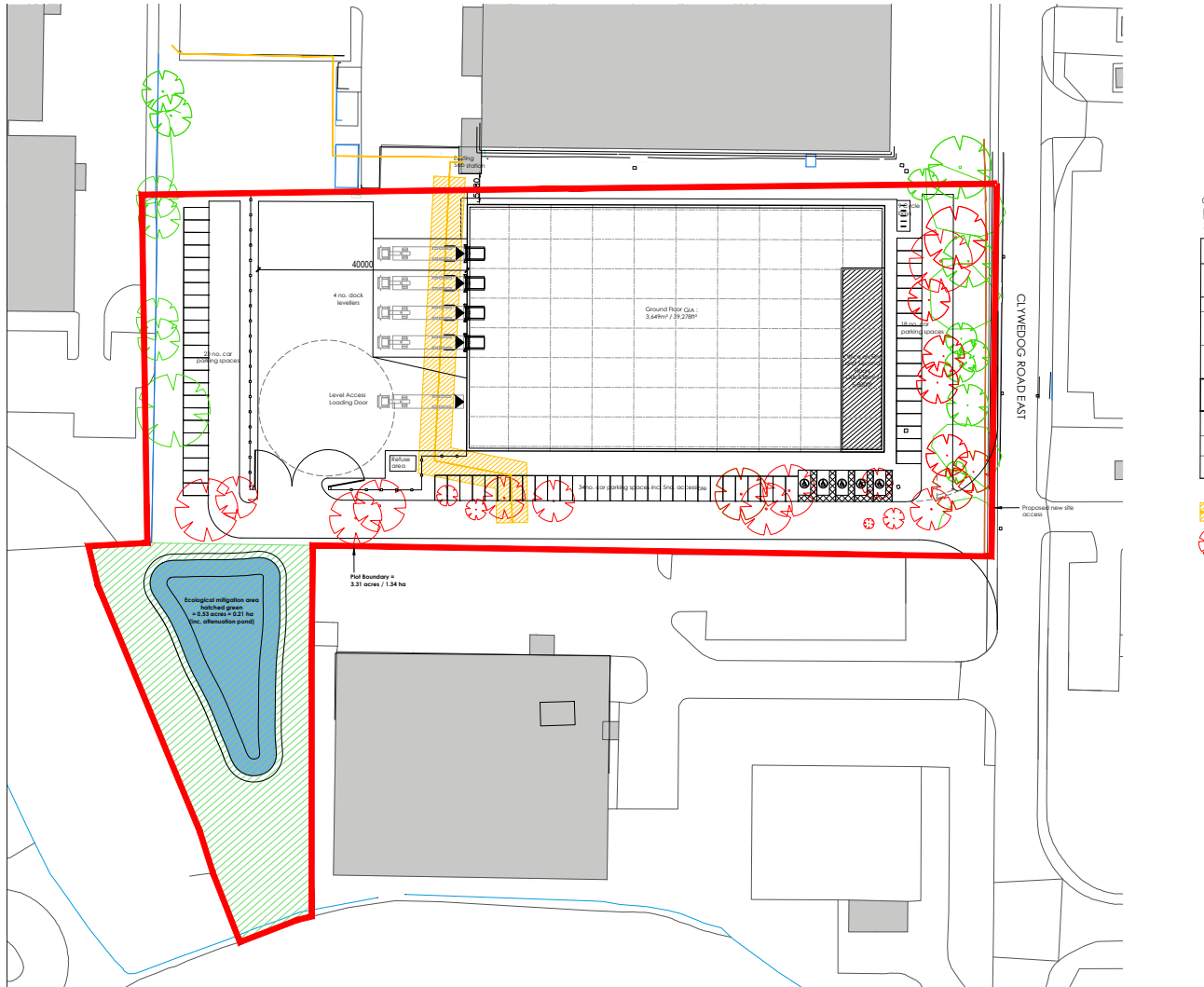




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# SITE 3

**TO LET | 2.7 ACRES**  
UP TO 45,000 SQ. FT - CLYWEDOG ROAD EAST



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# SITE 4

TO LET | 5 ACRES

800 SQ. FT - 6,000 SQ. FT - CLYWEDOG ROAD NORTH



**DESIGN AND BUILD**  
BESPOKE FIT OUT AVAILABLE

PROPOSED DEVELOPMENT  
FROM 800 SQ. FT TO 6,000 SQ. FT



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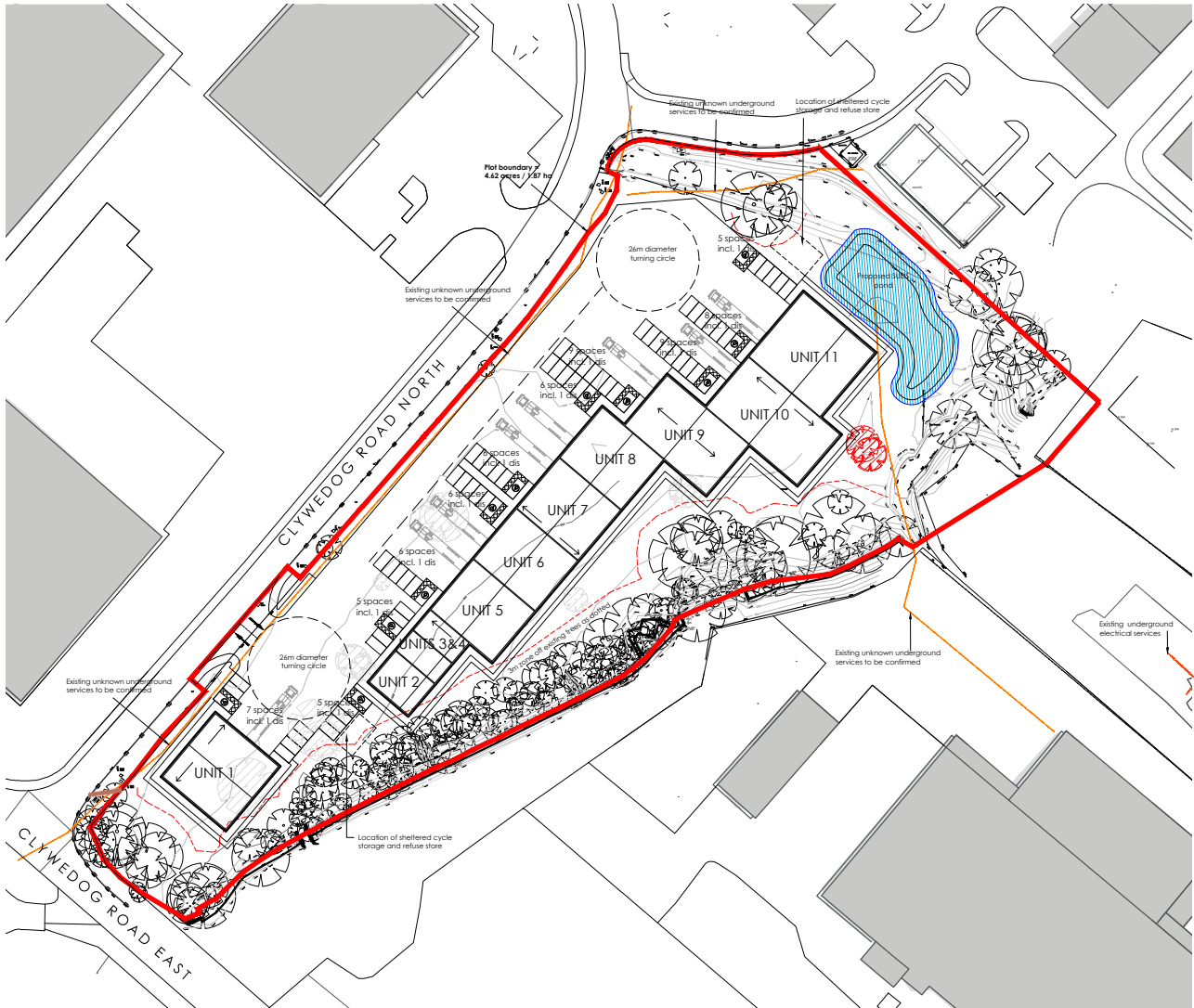


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# SITE 4

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800 SQ. FT - 6,000 SQ. FT - CLYWEDOG ROAD NORTH



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**WREXHAM**  
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# SITE 5

**TO LET | 7.29 ACRES**

2,390 SQ. FT - 70,000 SQ. FT - CLYWEDOG ROAD SOUTH



**DESIGN AND BUILD**  
BESPOKE FIT OUT AVAILABLE

**70,000 SQ. FT WAREHOUSE/DISTRIBUTION  
WITH YARD & PARKING. TERRACED UNITS  
FROM 2,390 SQ. FT - 12,874 SQ. FT**



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MANAGEMENT

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www.fi-rem.com

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