



UNIT 50B (FORMER SITE 2)
TO LET - NEW BUILD UNIT

25,000 SQ FT - BESPOKE FITOUT AVAILABLE
CLYWEDOG ROAD NORTH



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

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www.wrexham-industrial.com
Wrexham Industrial Estate, LL13 9XN

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.

WREXHAM IS THE PRINCIPAL COMMERCIAL CENTRE AND LARGEST TOWN WITHIN NORTH WALES.

Situated only 6 miles from the English border therefore, the town is extremely well placed to serve both Wales and England. Chester is 12 miles to the North, Liverpool 35 miles to the North and Manchester 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 38 miles and 48 miles respectively, to the North East.

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.



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



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UNIT 50B SPECIFICATION



500 KVA power



Standalone self-contained unit



Secure gated loading area



Two electric roller shutters



Bespoke fit out available



Slab loading: 50kN/muniformly distributed imposed loading



Dedicated self-contained parking



Dedicated bike store



Office - ground floor - 525 sq ft and first floor 1,475 sq ft



Eaves height: 9.15m eaves



Phone & data infrastructure prepared



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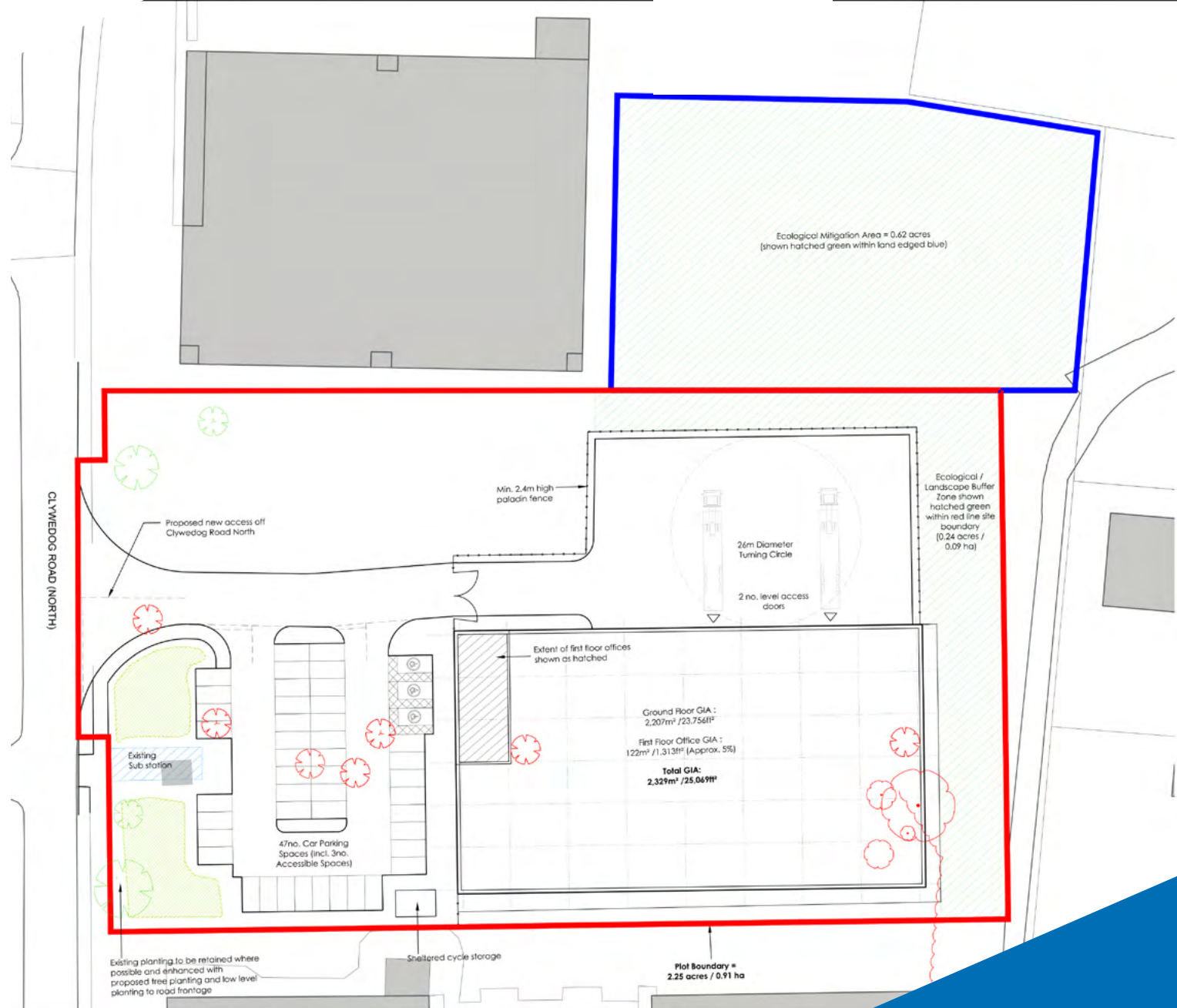
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SITE PLAN

Unit 50B (former Site 2)
25,000 sq ft
Clywedog Road North



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WREXHAM

INDUSTRIAL ESTATE



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