



UNIT 65 - 3,792 SQ FT
TO LET - INDUSTRIAL UNIT

CLYWEDOG RD N, WREXHAM LL13 9XN



0845 500 61 61
www.fi-rem.com
enquiries@fi-rem.com

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.

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.

LOCATION

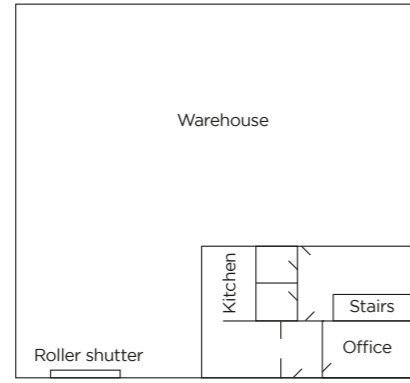
-  Located alongside English border
-  Population of 135,000
-  Access via A483 & A534
-  Largest industrial estate in Wales
-  Airports 50 mins
-  24 minutes drive from Chester
-  Train station 10 mins drive
-  41A & 1E from Wrexham via Bus



SITE PLAN



SITE PLAN



LAYOUT PLAN

TERMS - The premises are available by way of a new FRI lease for a term to be agreed.

EPC - Available on request.

RATEABLE VALUE - £12,000 pa.

VAT - is payable where applicable.

LEGAL COSTS - Each party is responsible for their own legal costs incurred within any transaction.



DESCRIPTION

- Open-plan warehouse
- Two story office
- Reception area
- Roller shutter door
- Dedicated yard
- Kitchen area
- 3 phase power
- Restrooms
- 4.78m - 7.27m eaves
- Natural light



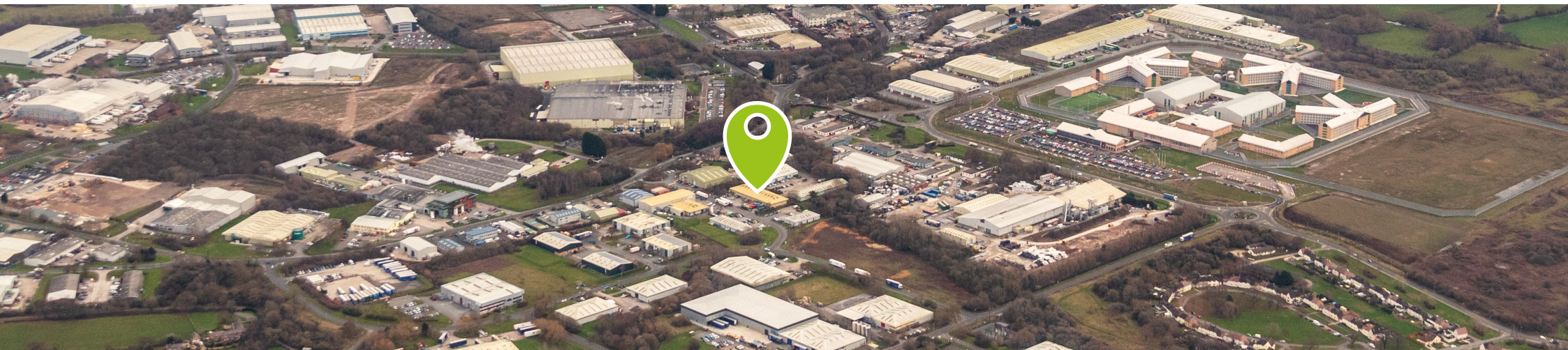
UNIT 65 - 3,792 SQ FT

TO LET - INDUSTRIAL UNIT

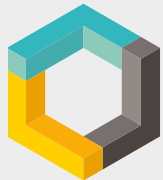
CLYWEDOG RD N, WREXHAM LL13 9XN



WREXHAM
INDUSTRIAL ESTATE



ALL ENQUIRIES PLEASE CONTACT



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

For more information please contact
Dan Kelly
dkelly@fi-rem.com
07788364052

Misdescriptions act

FIREM Ltd for themselves and any joint agents, 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, or any 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 with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. June 2022.