



WREXHAM
INDUSTRIAL ESTATE

TO LET

**UNIT 29 THE BRIDGEWAY CENTRE
WREXHAM INDUSTRIAL ESTATE**



1,830 SQ FT



**PROMINENT ROADSIDE
LOCATION**



**AMPLE
PARKING**



**RETAIL UNIT WITH
A3 USE**



**DUAL ROADSIDE
FRONTAGE**



WREXHAM

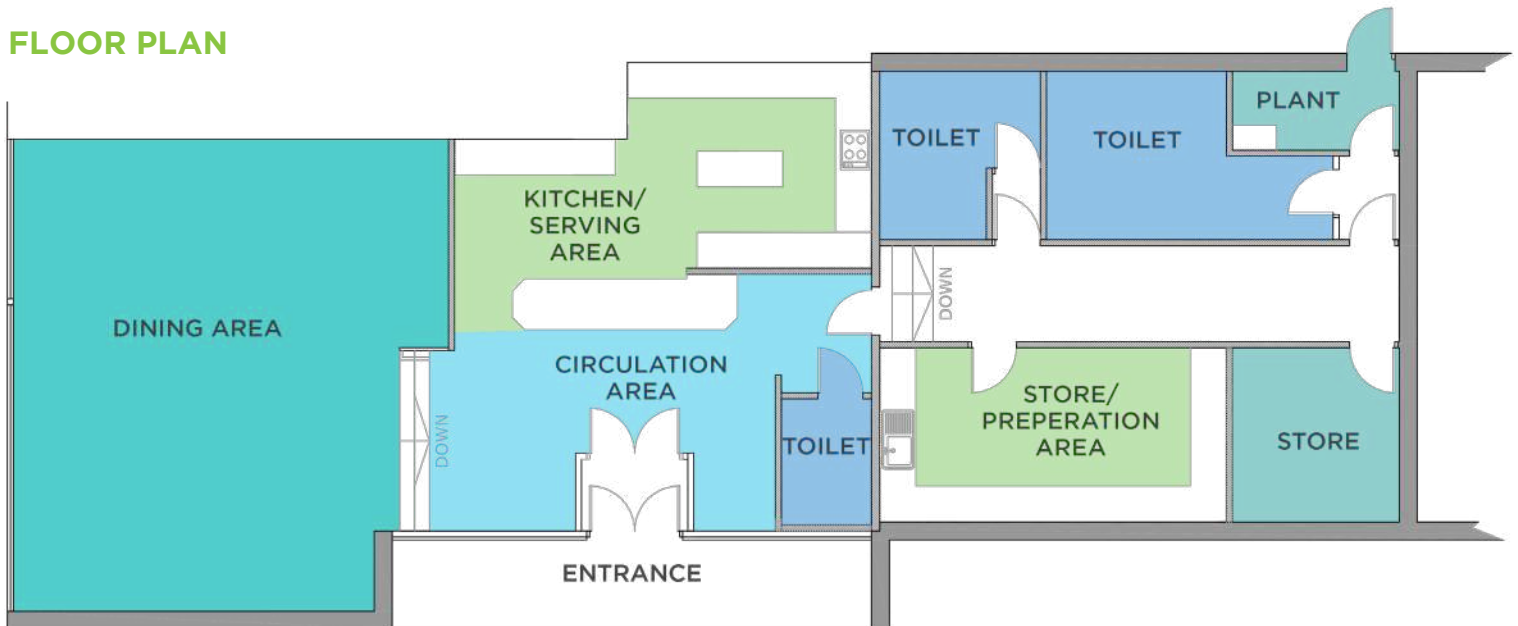
INDUSTRIAL ESTATE

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





FLOOR PLAN



DESCRIPTION

End terrace roadside retail unit located on the busy The Bridgeway Centre.

- Currently fitted out as a cafe
- Kitchen/meal preparation area
- Male and female W/C facilities
- Prominent location
- Ample car parking

ACCOMMODATION

ACCOMMODATION	SIZE SQ FT	SIZE SQ M
TOTAL GIA	1,380	128.21

USE

We understand that the property has consent for A3 use.

SERVICE CHARGE

Available on request.

RATES

£5,040 payable 2019/2020. We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Wrexham Borough Council.

EPC

Available on Request.





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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.



FURTHER INFORMATION



FI REAL ESTATE
MANAGEMENT **0845 500 61 61**
www.fi-rem.com

