

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



UNIT 30

WREXHAM INDUSTRIAL ESTATE

THE BRIDGEWAY CENTRE, WREXHAM, LL13 9QS

FLEXIBLE,
AFFORDABLE,
OFFICE/STORAGE
UNIT



TO LET.
£25,510 per annum

5,669 SQ FT
0845 500 61 61
www.fi-rem.com

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DESCRIPTION

Roadside office/storage unit located on the busy Bridgeway Centre.

- Prominent location
- Ample car parking
- Spacious open plan office
- 2 private offices
- Kitchen & W/C facilities

LOCATION

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.

USE

We understand that the property has consent for B1/B2/B8. However the property would be suitable for a variety of uses.

SERVICE CHARGE

Available on request.

RATES

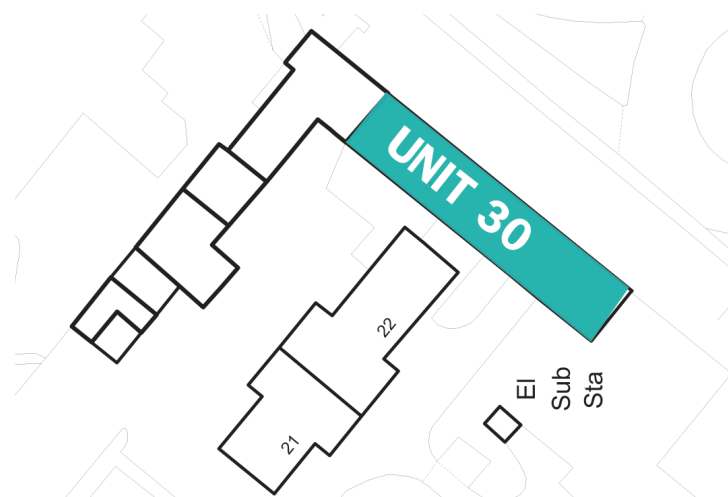
The property has a Rateable Value of £12,000. Rates relief may be available and further enquiries should be directed to Wrexham Council Business Rates on 01978 298 990.

EPC

D - 77.

TERMS

The unit is available to rent on flexible affordable terms, with easy in easy out contracts.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
TOTAL GIA	5,669	526.67

FURTHER INFORMATION

