

TO LET

**UNIT 8 PACIFIC PARK, BRIDGE ROAD NORTH,
WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PN**

- **NEW BUILD INDUSTRIAL/WAREHOUSE**
- **WREXHAM INDUSTRIAL ESTATE**
- **1,483 SQ M (15,968 SQ FT)**
- **LAST REMAINING UNIT- AVAILABLE NOW**

LOCATION

Pacific Park is prominently located on the principal road leading through Redwither Business Park, which forms part of the well-established Wrexham Industrial Estate, which lies approximately 3 miles east of the town centre, and 3 miles from the A483 Dual Carriageway, linking to the M53 and National Motorway Network beyond.

Wrexham Industrial Estate is one of the main industrial locations within the North West, having attracted many substantial national and regional organisations, as well as local businesses. Prominent occupiers on the estate are as follows:

- Kelloggs
- JCB
- Hoya
- Village Bakery
- Wockhardt
- IPSEN
- Unimaq

Please refer to location plan.





DESCRIPTION

Pacific Park comprises two new build industrial/warehouse units constructed of steel portal frame clad with plastic coated metal insulated panels beneath a roof of similar materials incorporating approximately 15% light panels.

Pacific Park is a self-contained site secured by way of perimeter fencing with double access gates. The units benefit from extensive car parking (14 spaces per unit) and yard areas.

The units are finished to a good specification incorporating 9-meter eaves, provision for ground and first floor office and two electrically operated shutter doors with dimensions of 4m wide x 5m high.

RENT

£109,000 (£6.83 psf) per annum exclusive payable quarterly in advance by standing order.

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

RATES

To be assessed.

The agents can provide a guide as to the Rateable Value.

SERVICE CHARGE / INSURANCE RENT

The tenant will contribute in the usual way to the estate/common area service charge and reimburse the building insurance premium. Further information on request.

ACCOMMODATION/AREAS

The units have been measured in accordance with the RICS Code of Measuring Practice on a GIA basis as follows:

Accommodation	Sq m	Sq ft
Ground	1,240	13,347
First	243.59	2,621
Total	1,483	15,968

SERVICES

Mains water and electricity are understood to be connected to the property subject to statutory regulations.

The units benefit from 3-phase electricity.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

Energy Performance Certificates will be available through the agent.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212.



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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the 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, nor constitute part of, an offer or contract.
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