



WREXHAM
INDUSTRIAL ESTATE

WREXHAM INDUSTRIAL ESTATE
UNIT 46 - TO LET

CLYWEDOG ROAD NORTH, WREXHAM. LL13 9XN

10,336 SQ FT
UNIT
AVAILABLE



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

DESCRIPTION

Unit 46 is an industrial/warehouse unit which includes a two storey office space with wc's and is part of a secure gated courtyard with allocated car parking spaces.

It is located on Clywedog Road North in the heart of Wrexham Industrial Estate. 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.



Eaves height 6.7m



Roller shutter door



Demised yard



Two story existing office space

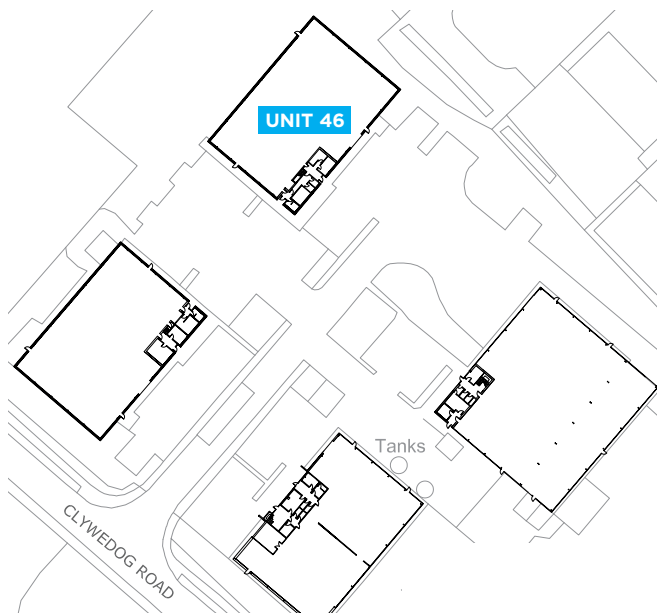


Allocated car parking spaces



Gated secure estate

SITE PLAN



SITE PLAN





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



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TERMS

The unit is available to let by way of a new lease on flexible terms.

EPC

Available on request.

RATEABLE VALUE

£47,500 pa (from April 2026)

VAT

Is payable where applicable.

LEGAL COSTS

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



FOR MORE INFORMATION



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