

UNIT 2 ENTERPRISE BUILDINGS RHOSDDU INDUSTRIAL ESTATE WREXHAM, LL11 4YL



TO LET

- Industrial/warehouse building
- Popular Trade Park location
- Generous yard
- 251.06 sq m (2,702 sq ft)
- To be refurbished
- Rental - £15,000 pax

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

The property is located on the well-established Rhosddu Industrial Estate, accessed off a main estate road. The premises are within proximity to Wrexham town centre, benefiting from good road communications, being located approximately one mile from the nearest intersection onto the A483 expressway, which in turn offers access to the national road network (M56/M53).

Rhosddu Industrial Estate has attracted several national organisations including:

- Volkswagen
- Howdens
- Yodel
- CES

Rhosddu is considered as an ideal trade warehouse location, being easily accessible to the motorway network as well as Wrexham town centre and the surrounding areas.

Please refer to location plan.

DESCRIPTION

The property comprises a steel portal frame industrial building, clad with part brick/blockwork elevations, together with insulated plastic-coated steel insulated panels, beneath a pitched roof clad with similar materials including approximately 15% natural light panels.

YARD

Yard space can be made available by way of a separate rental negotiation.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice:

UNIT	SQ M	SQ FT
2	251.06	2,702

RENTAL

UNIT	£ pax
2	£15,000

LEASE

The property is available on a new Full Repairing and Insuring lease for a period to be agreed.

RATES

To be re-assessed.

EPC

An Energy Performance Certificate is currently in the process of preparation.

VAT

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

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.

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 sole agents BA Commercial, Chester 01244 351212. Ref: HC 2019
Howard Cole - howard.cole@bacommercial.com

SUBJECT TO CONTRACT

Chester

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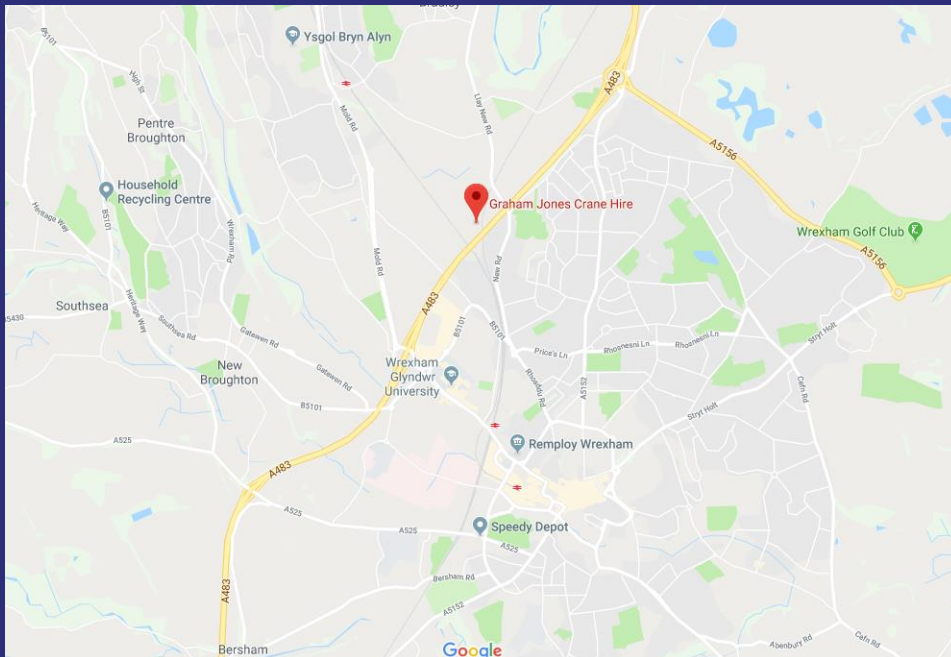
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