



UNIT 13 TO LET


AVAILABLE SPACE
36,890 SQ FT


SPECIFICATION


Unit 13 is available as a standalone unit, with roller shutter doors, ground and first floor offices, eaves height from 4.7m up to 7.85m and a large yard space suitable for heavy goods vehicles and ample parking.

The unit is in an extremely well located and desirable space off the main road with good roadside visibility.

 4 roller shutter doors


 3 phase electric

 Ground and first floor offices

 Eaves height 5.3m

 1.3 acres yard space

 30 car parking spaces

 WC's and kitchen





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

USE

We understand that the property has consent for B1/ B2 & B8 uses. Further enquiries should be directed to Wrexham Council.

EPC

EPC rating D - 93

BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council

VAT

Is payable where applicable.

LEGAL COSTS

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

SERVICE CHARGE

Available on request.



FOR MORE INFORMATION



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Misdescriptions act

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