



## Unit 4 Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Refurbished two-storey warehouse space available immediately

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,218 sq ft / 113.16 sq m
<b>Rent</b>	Rent on Application
<b>Business Rates</b>	To be confirmed
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Refurbished Unit
- Two storey warehouse space
- Available immediately
- Three phase power
- Well established industrial location
- Secure compound area
- Access via double drive-in door

# Unit 4 Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

## Summary

Available Size	1,218 sq ft
Rent	Rent on Application
Business Rates	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Location

The unit is located on Oak Road which forms part of the popular Wrexham Industrial Estate and is one of the North West's most established industrial locations. The unit is on the east side of the estate and has excellent transport connections, with the A483 dual carriageway being approximately 4 miles to the northwest via the A534. The A483 provides onward access to the M53 and the national motorway network beyond.

## Description

The property comprises a recently refurbished semi-detached industrial unit with brick elevations and is accessed via a double drive-in wooden loading door. The refurbishment works included new rendering to the property and new UPVC windows. Internally there is a concrete first floor that runs across the unit with WC and kitchen facilities. Externally there is a secure compound area to the side of the property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	706	65.59
1st - Warehouse	512	47.57
<b>Total</b>	<b>1,218</b>	<b>113.16</b>

## Terms

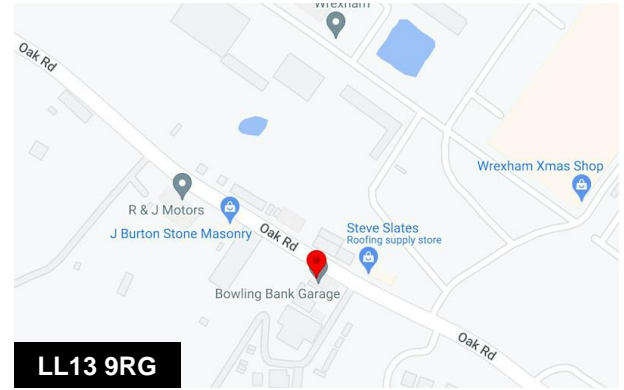
The unit is available on a new full repairing and insuring lease on terms to be agreed.

## VAT

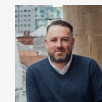
All prices and rental quoted are exclusive of VAT but may be liable for VAT at the prevailing rate.

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant once a let has been agreed and prior to instructing solicitors.



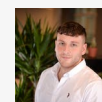
## Viewing & Further Information



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

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