



TO LET

Bersham Enterprise Centre, Plas Grono Road, Wrexham, LL14 4EG

Industrial / warehouse unit
2,000 sq ft (185.81 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

Bersham Enterprise Centre is a well-established industrial estate comprising 17 industrial units and benefits from the following features:

- Roller shutter door
- On-site car parking
- Secure gated
- WC
- 24/7 access

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft	Rent per month	Business Rates	Service Charge per month
F17	185.81	2,000	£1,500	£12,250	£217
F8	176.51	1,900	£1,088	£8,200	£108

Terms

The units are available on a new full repairing and insuring lease, direct from the landlord.

Rent Deposit

A rent deposit may be requested dependent on credit checks.





Energy Performance Certificate

The units have an EPC rating of D.

Plans/Photographs

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

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

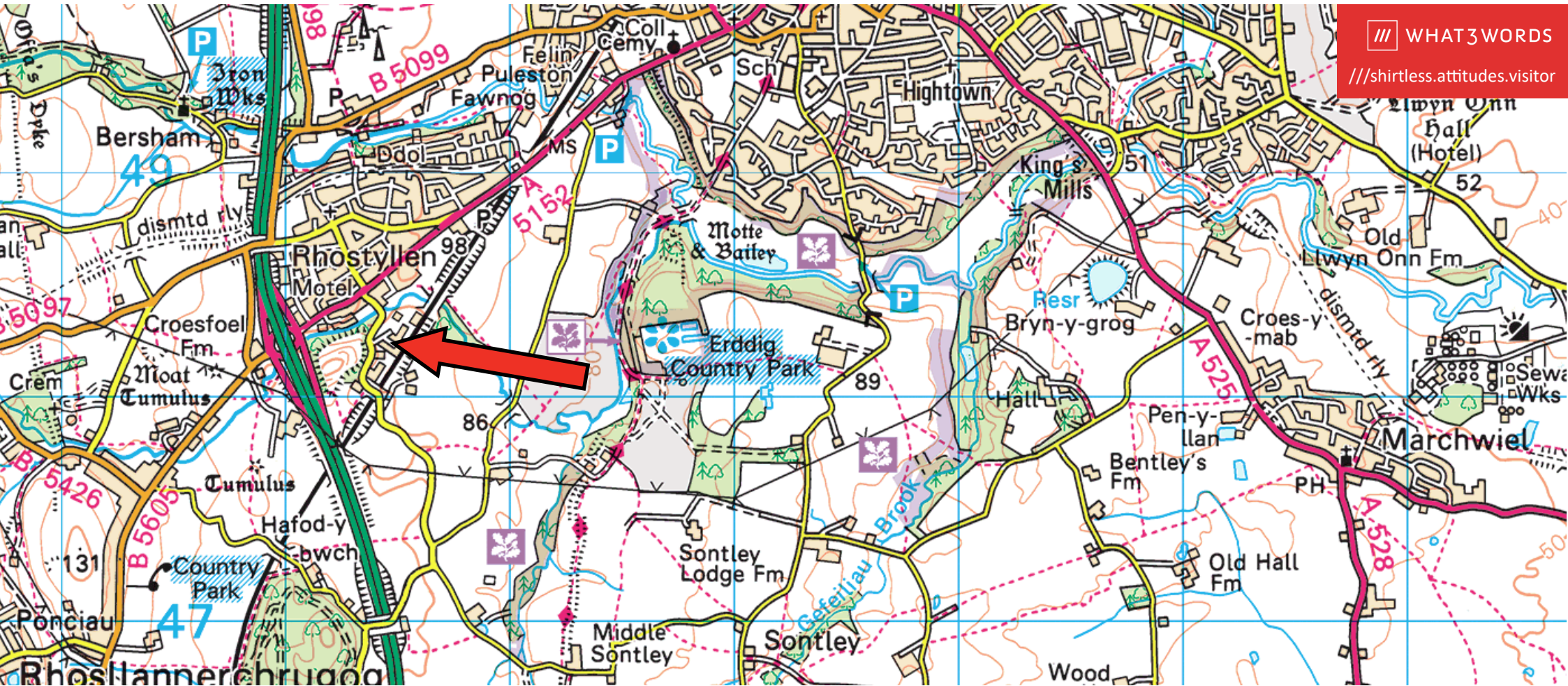
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.



Location

Bersham Enterprise Centre is situated off Plas Grono Road and is approximately 2 miles from Wrexham town centre.

The property offers excellent road access, with the A483 bypass running nearby.



Contact:



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DATE PREPARED: **February 2026**



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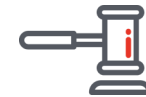
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