



UNIT 13 TO LET

AVAILABLE SPACE
2,493 SQ FT

SPECIFICATION

An end of terrace industrial / manufacturing unit on the established Ridleywood Industrial Complex.

The unit has a minimum height of 5 meters and benefits from a level access roller door with separate personnel access to the front.

Access is available from a shared concrete loading yard and the unit benefits from 3 phase electric.

The property is located on Bryn Lane to the east of the main Wrexham Industrial Estate. The estate is approximately 3 miles to the east of Wrexham Town Centre and 12 miles South of Chester.

The property is well served by the A483 dual carriageway north bound linking to the M53 and south bound linking to the M6.

Wrexham Industrial Estate is one of the largest and most successful estates in the UK and is home to well established occupiers.



Roller shutter door



3 phase electric



Office and WC available



Eaves height 4.9m - 7.8m



Dedicated parking





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 - 82

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.

RENTAL

Available on request.



FOR MORE INFORMATION



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