

TO LET

FI Yards, Ridleywood, Bryn Lane, Wrexham Industrial Estate, Wrexham LL13 9UT

Open storage yards

0.117 to 0.264 acres (0.047 to 0.107 hectares)

LegatOwen
CHARTERED SURVEYORS

Description

FI Yards comprises of self contained yard areas and benefit from:

- Secure fencing
- Gated
- Hardstanding surface
- 24/7 access
- Electric/water supply
- Site CCTV

Accommodation

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

Yard	Site Area Acres	Site Area Hectares	Rent p.c.m
1	0.167	0.068	£1,420
2	0.196	0.079	£1,675
3	0.183	0.079	£1,500
4	0.183	0.079	£1,500
5	0.183	0.079	£1,500
6	0.117	0.047	£1,000
7	0.264	0.107	£2,175

Terms

The yards are available on flexible terms.

Rent Deposit

A rent deposit may be requested dependent on credit checks.





Business Rates

The yards will undergo an assessment on completion.

Utilities

The yards benefit from mains electricity and water. Electricity is on a pre-paid electronic system and the water will be sub-metered back and paid to the Landlord

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

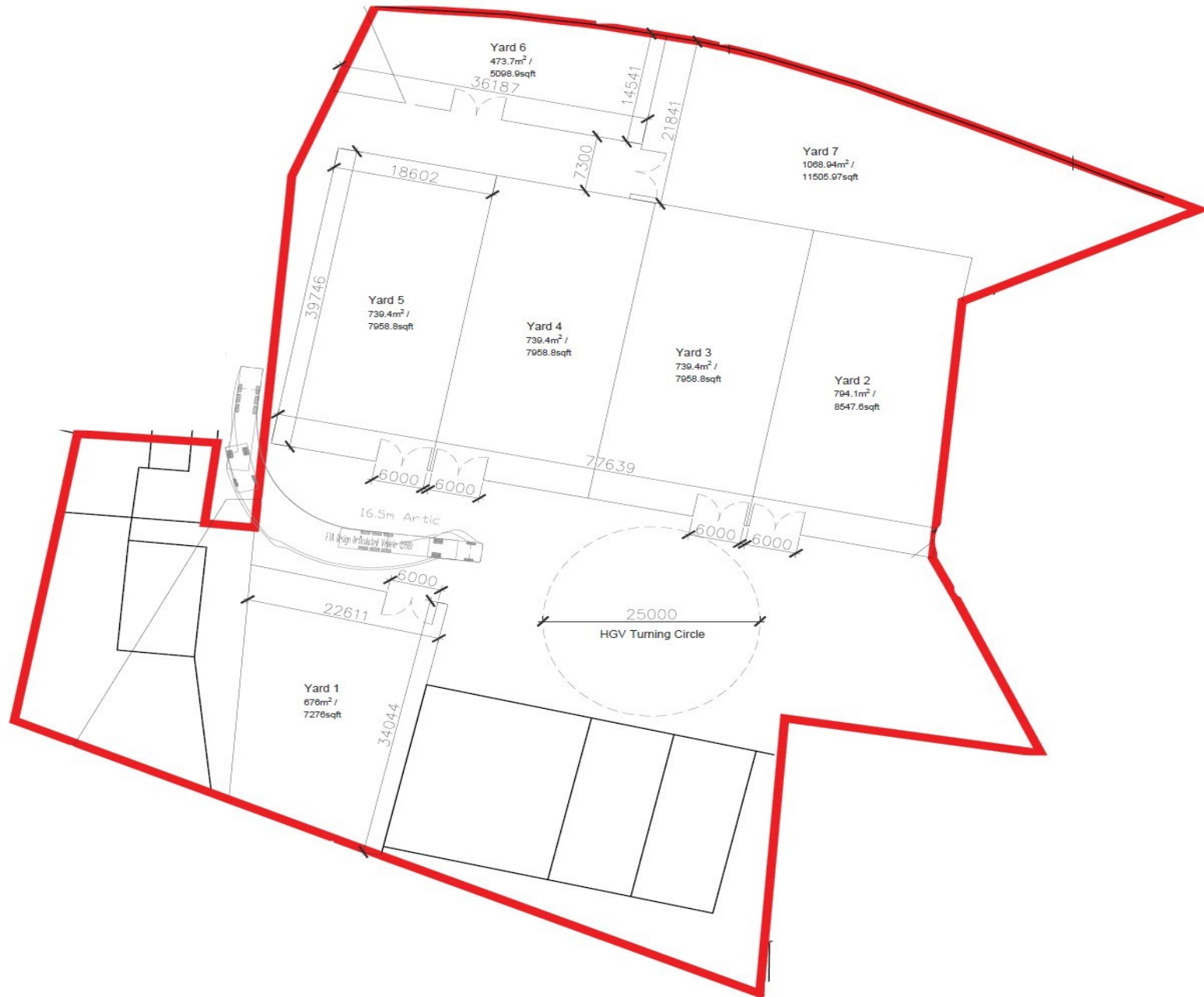
All terms will be subject to VAT at the prevailing rate.

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.

Anti-Money Laundering Regulations

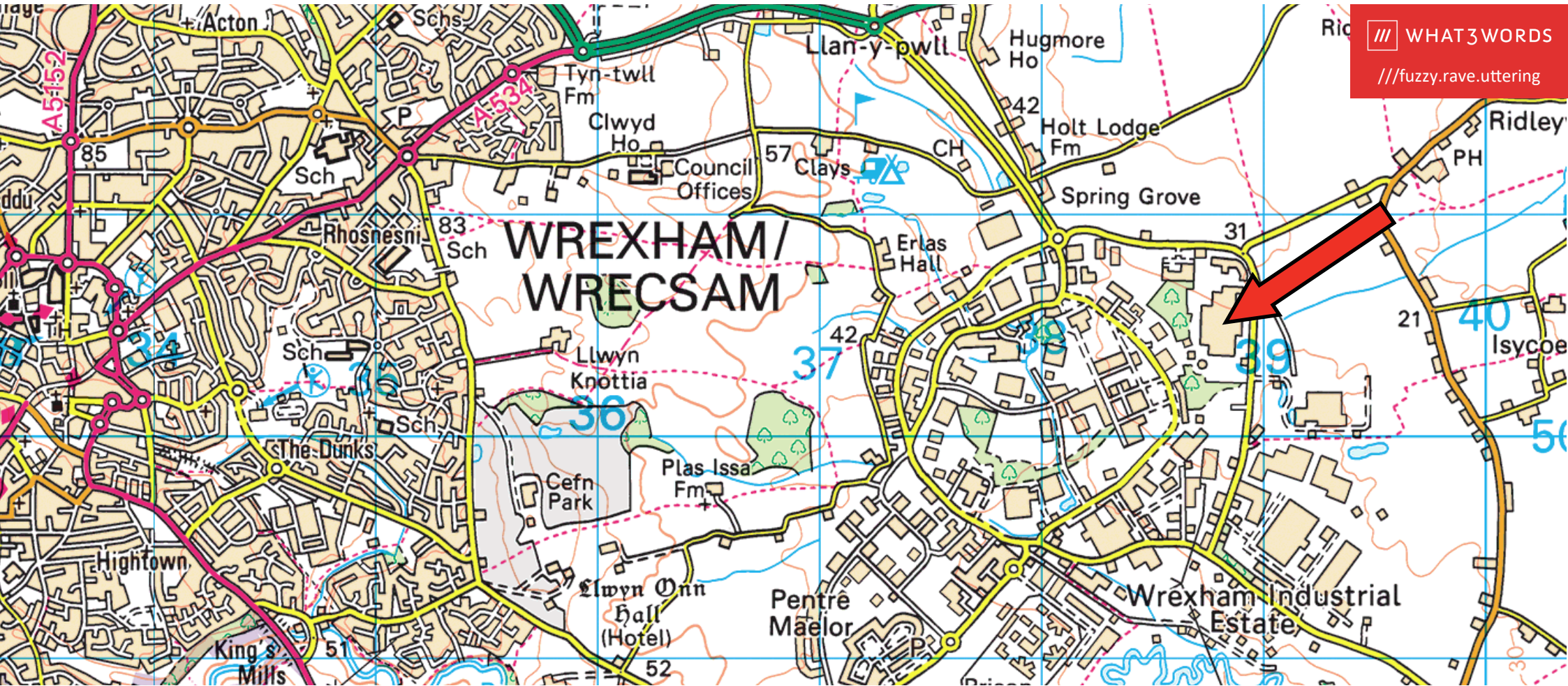
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.



Location

The property is located on Bryn Lane in the heart of Wrexham Industrial Estate.

Wrexham Industrial Estate lies approximately 5 miles from Wrexham Town Centre and the A483 dual carriageway at the A534 Gresford Interchange via a £35 million direct dual carriageway link road. Chester and the national motorway network is approximately 3 miles to the North.



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DATE PREPARED: August 2025



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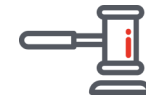
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

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