

**COOPER
GREEN
POOKS**

Industrial Unit
To Let



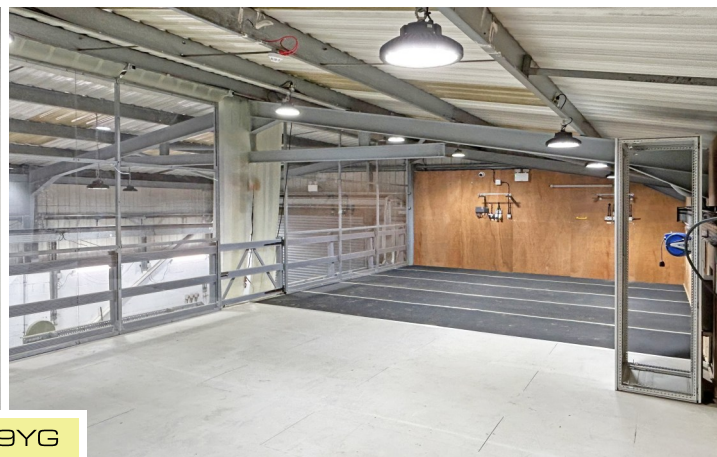
Unit 1 Riverside Business Park
Wrexham, LL12 9YG

£26,000 pa [exclusive]



Summary

- Self contained modern industrial unit available to let on a new lease.
- Approximately 3,797 sq ft. (352.8 m²) Gross Internal Area.
- Suitable for light industrial, storage and distribution purposes (subject to planning).
- Convenient access to the A483, providing strong links to Wrexham, Chester and the wider North West.
- Dedicated on site parking.
- Excellent mezzanine storage / workshop space currently with crane providing lifting between workshop and mezzanine.
- CCTV
- Good office content in- situ.



For further information, contact:
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Unit 1 Riverside Business Park, Wrexham, LL12 9YG

Location:

The property is located on Riverside Business Park, within an established industrial area located 3 miles to the north west of Wrexham. Specifically, it is located on the A451 towards Caergwre. The Business Park comprises a variety of industrial buildings with the subject property being one of several similar designed units on the estate.

The location benefits from good access to the local and regional road network, making it suitable for light industrial and manufacturing use. Access for HGVs is via the estate roads, which connect onto the main arterial routes serving Wrexham and the surrounding area.

Description:

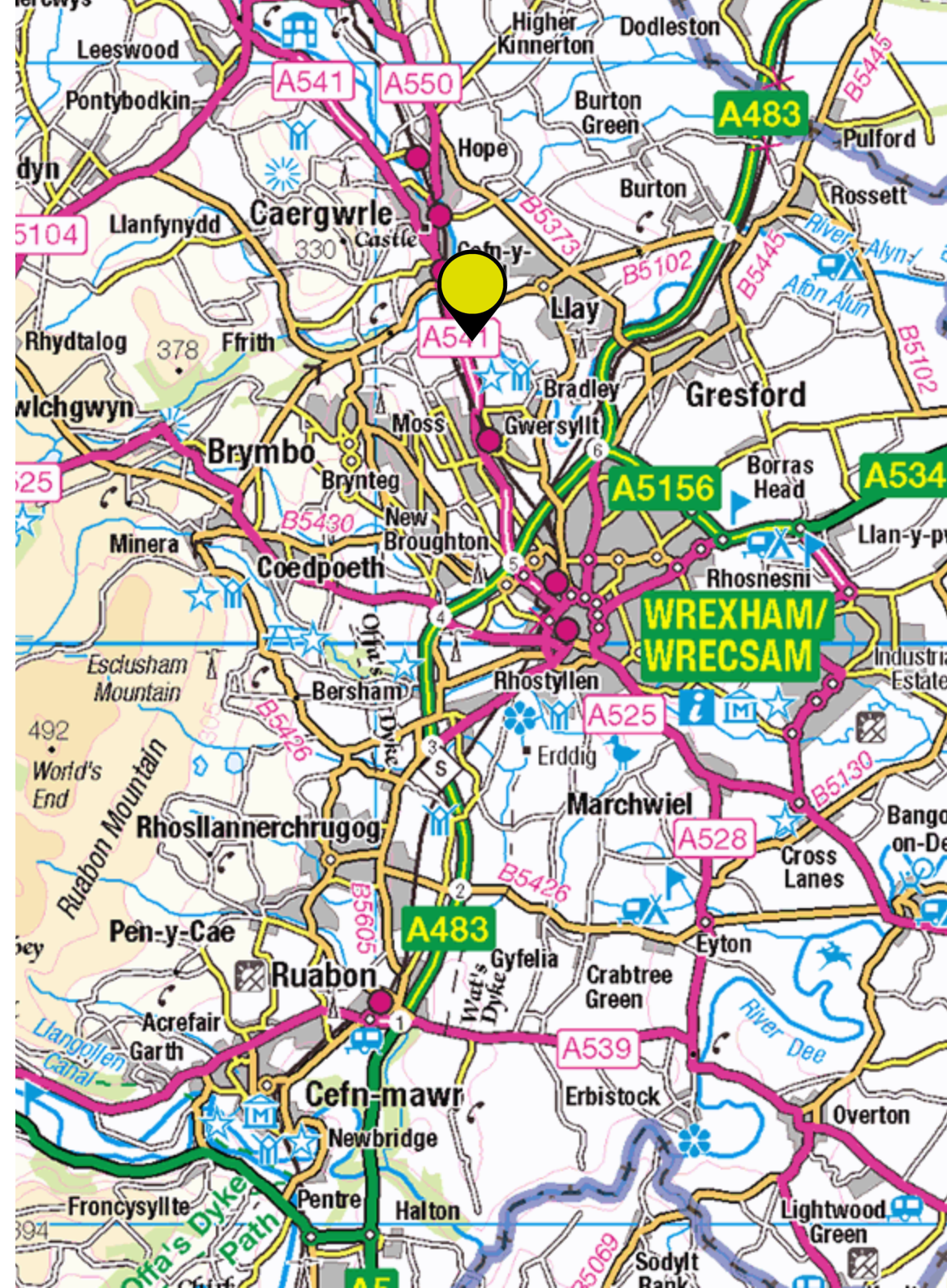
The unit comprises a detached industrial unit of steel portal frame construction with part brick and part steel clad elevations beneath a corrugated roof covering. The unit benefits from an electric roller shutter door providing access to the workshop area, together with separate personnel access.

Internally, the accommodation provides a high ratio of office space to workshop space, although there is potential for the unit to be put back to open plan at the incoming Tenant's cost. The workshop is fitted with LED lighting, a painted concrete floor and includes a mezzanine, which provides additional storage or operational space. The specification is suitable for a range of light industrial, workshop or trade uses.

The office accommodation is arranged over ground and first floor levels and is finished to a good standard, with painted plastered walls, tiled carpet floor coverings and suspended ceilings incorporating panel lighting and perimeter trunking throughout.

The unit benefits from amenities including toilets and a kitchenette at both ground and first floor level, together with shower facilities on the ground floor.

Externally, the unit benefits from allocated parking with approximately three spaces to the front elevation and a further three spaces to the side. The property forms part of Riverside Industrial Park and presents a well-specified unit combining workshop accommodation with a strong office provision.



Term

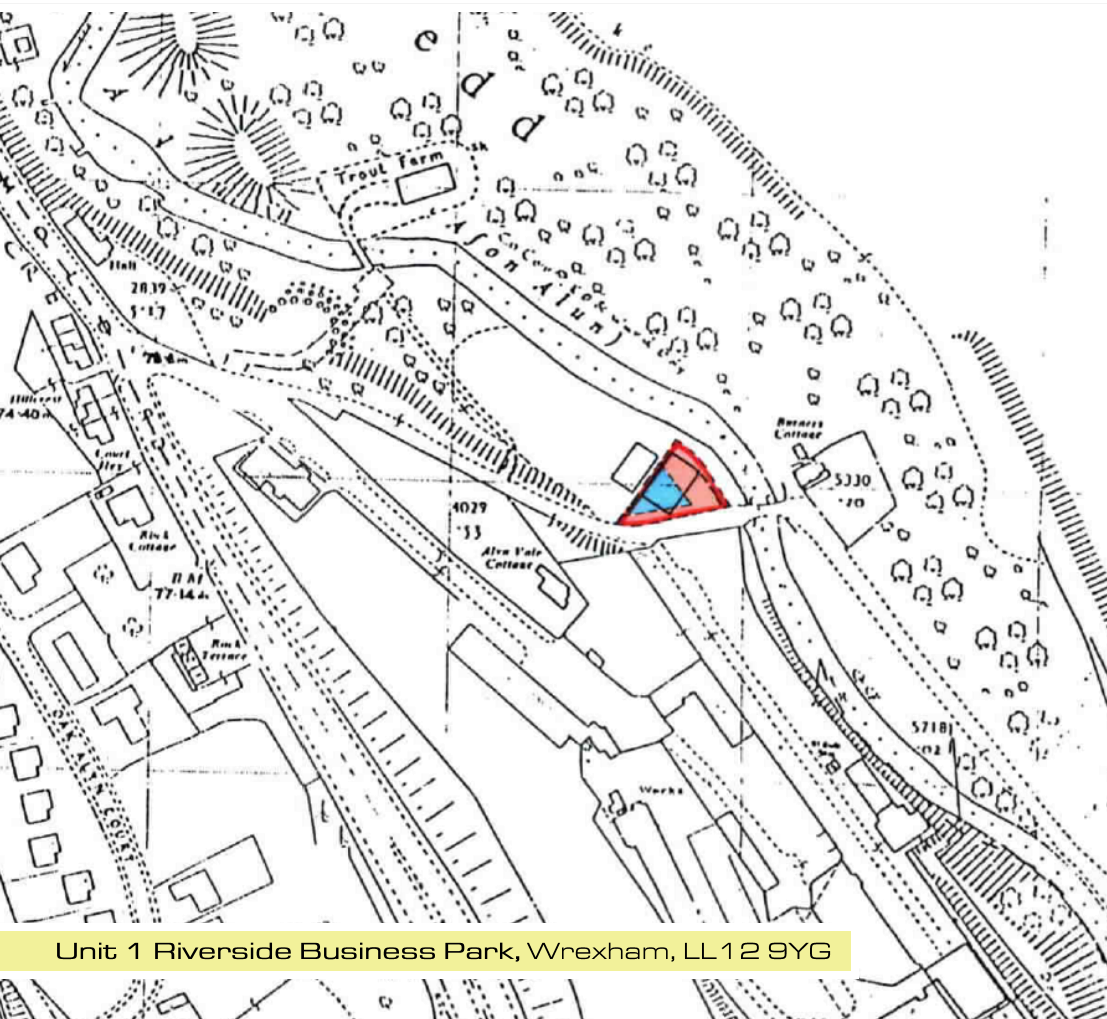
The Unit is available for a Term of 3 years, terms to be agreed.

Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.

All measurements are approximate and are on a gross internal floor area basis).

Floor	Size (sq ft)	Size (m ²)
Ground Floor	2,292	213
First Floor	1,504	139.8
Total	3,797 sq ft	352.8 m ²



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Deposit

A rental deposit may be required at lease completion.

Estate Charge:

TBC

Services (not all checked or tested):

It is understood that all mains services are connected, including 3 phase power.

Interested parties are advised to make their own enquiries with the relevant utility companies.

Planning:

The premises are understood to have an existing permitted use for Class E (subsection 6) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are advised to make their own enquiries with the Local Planning Authority as to whether planning permission is necessary for their intended use.

VAT:

All prices and rents mentioned in these details and subsequent correspondence are exclusive of VAT, if applicable. At the time of the preparation of these particulars the Landlord had elected not to charge VAT on the rent.

References

The Landlord reserves the right to seek satisfactory Tenant and financial references.

Anti-money Laundering and Identity Verification:

In line with UK anti-money laundering regulations, two form of ID will be required to verify identities and confirm sources of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

Costs:

Each party is to pay their own costs incurred in this transaction.

Fixtures and Fittings:

All items usually classed as Tenant's fixtures and fittings, and not mentioned in these particulars are excluded from the letting.

Rateable Value: £12,250

1st April 2026

Energy Performance Rating: TBC

Local Authority:

Wrexham County Borough Council

Guildhall

Wrexham

LL11 1AY

01978 292 000



IMPORTANT NOTICE: Cooper Green Pools for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pools has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.