



10,336 SQ FT TO LET

UNDER REFURBISHMENT
COMPLETE Q3 2026

DESCRIPTION

Unit 46 is an industrial/warehouse unit which includes a two storey office space with wc's and is part of a secure gated courtyard with allocated car parking spaces.

It is located on Clywedog Road North in the heart of Wrexham Industrial Estate. The property is well-connected with the A483, A534 and A55 all located within close proximity. The A55 links with the M53 and M56 motorways to the North.



Eaves height 4.6m



Two story existing office space



Roller shutter door



Allocated car parking spaces

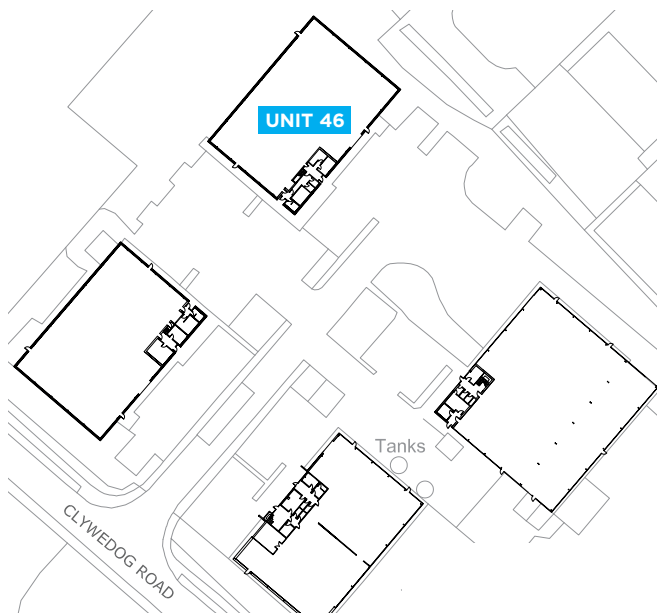


Demised yard



Gated secure estate

SITE PLAN




SITE PLAN








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.

TERMS

The unit is available to let by way of a new lease on flexible terms.

EPC

Available on request.

RATEABLE VALUE

£47,500 pa (from April 2026)

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.



FOR MORE INFORMATION



0845 500 6161
WWW.FI-REM.COM
ENQUIRIES@FI-REM.COM

Sandy Ratcliffe

sratcliffe@fi-rem.com
07825 973 651

Matthew Vickers

mvickers@fi-rem.com
07771 635 292

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

Mark Diaper

markdiaper@legatowen.co.uk
07734 711 409

Rupert Chadwick-Dunbar

rupertchadwickdunbar@legatowen.co.uk
07919 968 086

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