

TO LET

NEW BUILD INDUSTRIAL/WAREHOUSE



RENT  
ON  
APPLICATION

NEW BUILD INDUSTRIAL/WAREHOUSING FACILITY IN THE HEART OF WREXHAM INDUSTRIAL ESTATE

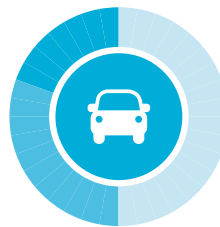
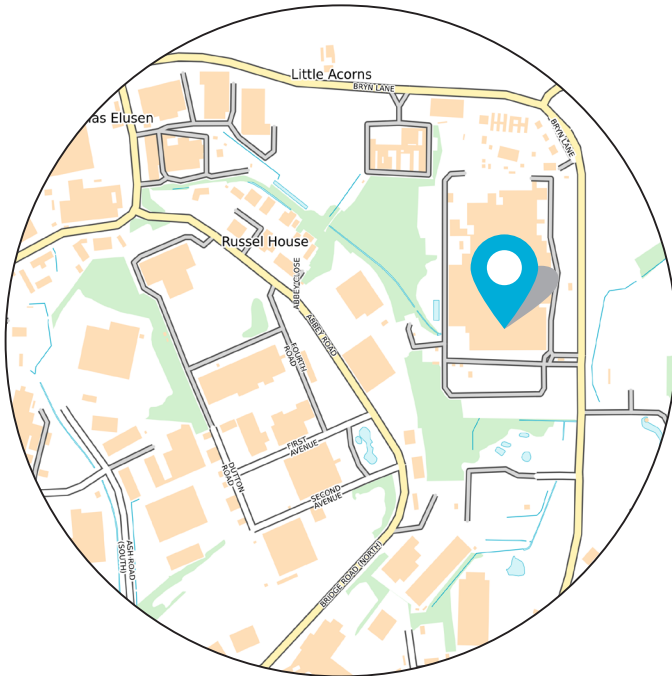
UNIT 2, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, CLWYD, LL13 9UT

- Gross Internal Floor Area of 16,196 sq m (174,340 sq ft)
- High quality specification
- Estimated EPC A Rating
- Available for occupation Q4 2022
- 15m eaves height
- High profile site



## SUMMARY

- Gross Internal Floor Area of 16,196 sq m (174,340 sq ft)
- Warehouse with eaves height of 15 metres
- 7 dock loaders
- 3 level access doors
- Large service yard area
- Ample parking on site
- Perimeter fencing



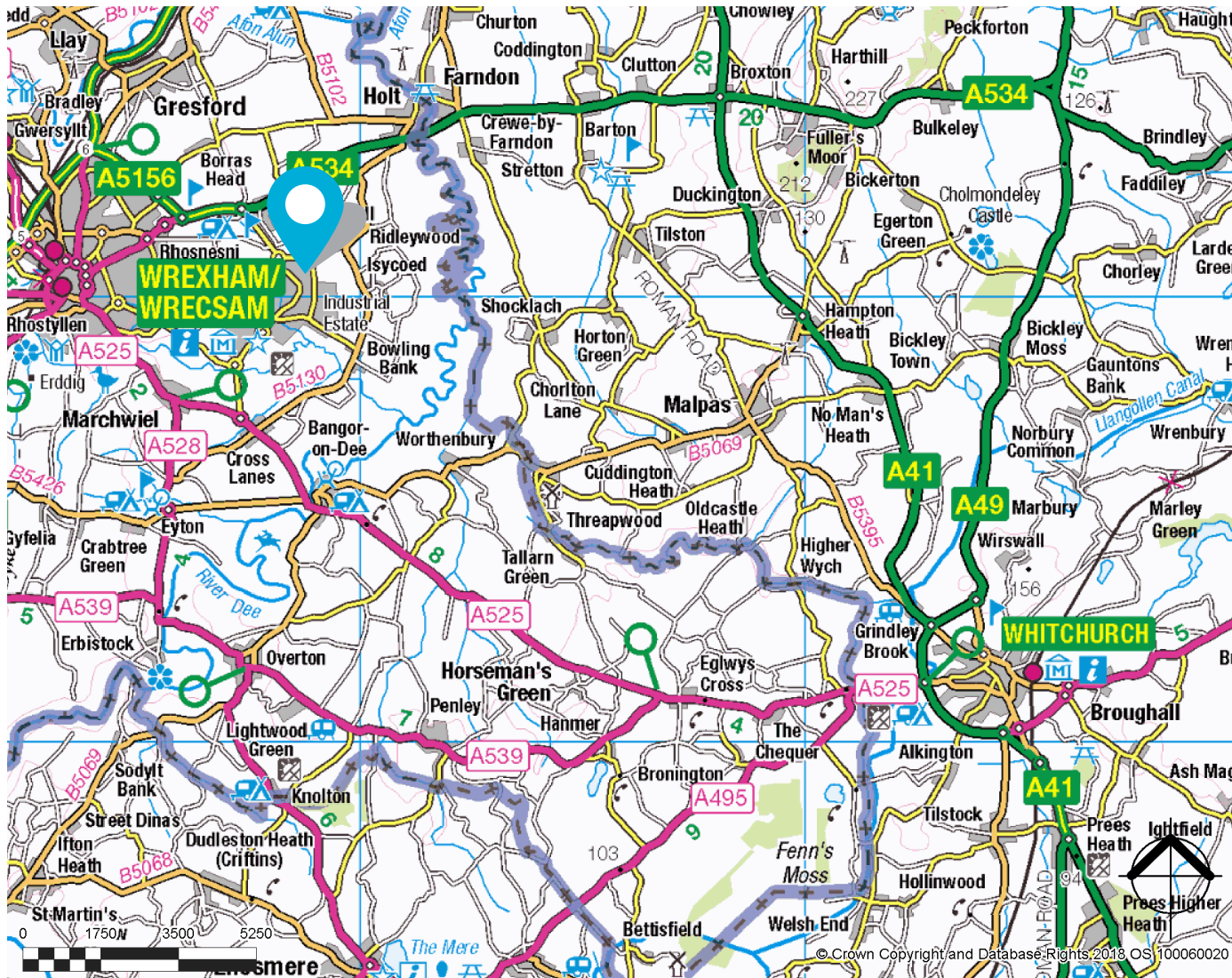
CHESTER  
12 MILES  
LIVERPOOL  
35 MILES  
MANCHESTER  
55 MILES



CHESTER  
15M  
LONDON  
3H 3M



LIVERPOOL AIRPORT  
38 MILES  
MANCHESTER AIRPORT  
48 MILES  
BIRMINGHAM AIRPORT  
80 MILES



### SITUATION

The new development is located on Bryn Lane and forms part of the new Net world sports facility on Wrexham industrial estate.

Wrexham industrial Estate is home to +340 businesses creating employment for over 10,000 people in a range of sectors including manufacturing, automotive, aerospace, food, pharmaceuticals and engineering.

Nearby occupiers include Kelloggs, JCB, Net world sports and Workhardt.

### LOCATION

Wrexham is the principal commercial centre and largest town within North Wales.

Situated only 6 miles from the English border therefore, the town is extremely well placed to serve both Wales and England. Chester is 12 miles to the North, Liverpool is 35 miles to the North and Manchester is 55 miles to the North East.

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.

Wrexham railway station provides services to Chester with the fastest journey time of approximately 15 minutes. Chester mainline station provides regular services to Manchester and London Euston via Crewe. Liverpool and Manchester International Airports are 38 miles and 48 miles respectively, to the North East.

Route 41A - Operator Arriva run every hour Wrexham Bus Station to Wrexham Industrial Estate. Route 1E - Operator Price Coaches run 7.20am Wrexham Bus Station to Wrexham Industrial Estate and 16.30 from Wrexham Industrial Estate to Wrexham Bus Station.

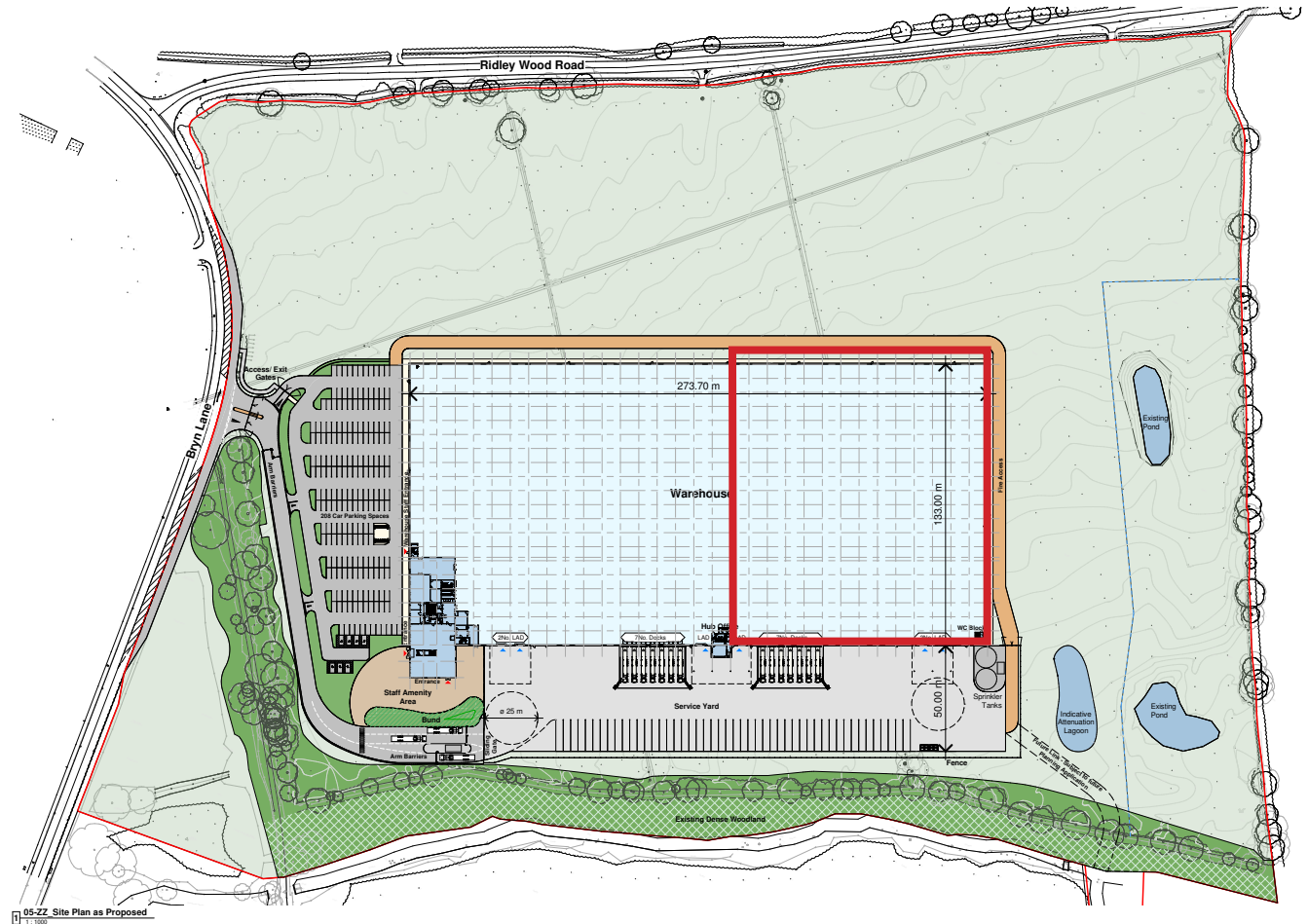


## DESCRIPTION

The property is a purpose build warehousing/distribution unit which will be ready for occupation Summer 2022. The property is steel portal frame and clad with insulated profile steel plastic coated materials. The pitched roof is made of similar materials incorporating a good number of light panels.

The space available to let is semi-detached. The property will benefit from a generous sized shared yard area incorporating parking and HGV access.

The property can be provided with or without racking subject to negotiation.





**ACCOMMODATION**

(All measurements are approximate)

	M SQ	SQ FT
<b>TOTAL GROSS INTERNAL AREA</b>	<b>16,196</b>	<b>74,340</b>

**TENURE**

The property is offered leasehold on terms to be agreed.

A rent deposit may be requested.

**RATEABLE VALUE**

To be assessed.

**EPC**

An EPC will be available on the completion of the building works.

**LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in relation to documenting this transaction .

**VAT**

The property is understood to be elected for VAT.





## SERVICES

(Not tested the purchasers should rely on their own enquiries)

The property benefits from mains water, electric and drainage.

## RENT

Rent on application. The rent will be subject to VAT.

## PLANNING

Prospective purchasers should make their own enquiries to the Local Planning Authority.

The property forms part of an established commercial estate and is understood to benefit from planning consent for Use Class B of the Town and Country Use Classes Order 1987.

## INFORMATION PACK/ DATA ROOM

Additional information is available in a dedicated data room. Please contact the agents for access details

## LOCAL AUTHORITY

Wrexham County Borough Council,  
The Guildhall,  
Wrexham,  
LL11 1AY



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## VIEWING

Strictly by prior arrangement with the letting agents.

For more information or to arrange a viewing please contact:

**James Evans**

07792 222 028

E: james.evans@hallsgb.com

**Harriet Shakeshaft**

07538 912 096

E: harriets@hallsgb.com



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