

BRAND NEW UNITS | POPULAR LOCATION

Unit A & Unit B Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Two brand new units available individually or taken as one unit

Summary

| | |
|-----------------------|--|
| Tenure | To Let |
| Available Size | 1,367 to 2,734 sq ft / 127 to 254 sq m |
| Rent | Rent on Application |
| EPC Rating | Upon Enquiry |

Key Points

- Two brand new units
- 5m eaves height
- Each unit is access via an electrically operated drive-in door
- Available individually or as a single unit
- Each unit has a secure fenced and gated yard area.
- Dedicated car parking

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 1,367 to 2,734 sq ft |
| Rent | Rent on Application |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon Enquiry |

Location

The units are located on Oak Road which forms part of the popular Wrexham Industrial Estate is one of the North West's most established industrial locations. The units are on the east side of the estate and have excellent transport connections, with the A483 dual carriageway being approximately 4 miles to the northwest via the A534. The A483 provides onward access to the M53 and the national motorway network beyond.

Description

The development comprises two brand new units which are situated back to back to each other. Each unit has the following specification:

- 5m eaves
- Self contained secure yard area
- Three phase electricity
- Profile metal clad elevation and roof
- Access via an electrically operated drive-in door
- EV charging points

Accommodation

The accommodation will comprise of the following

| Name | Building type | Sq ft | Sq m |
|--------------|------------------------|--------------|------------|
| Unit - A | Industrial / Warehouse | 1,367 | 127 |
| Unit - B | Industrial / Warehouse | 1,367 | 127 |
| Total | | 2,734 | 254 |

Terms

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

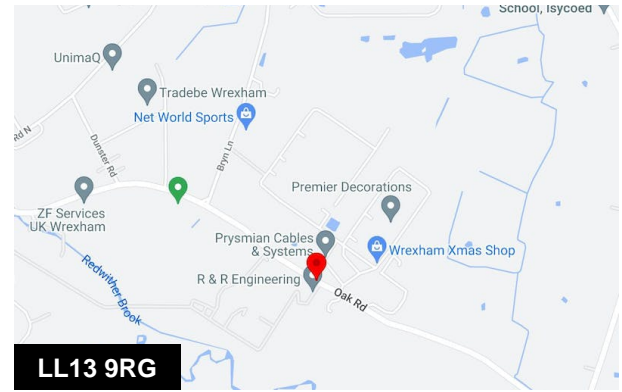
Once the units have been built, they will need to be assessed for business rates.

EPC

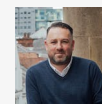
EPC to be provided

VAT

All prices and rental quoted are exclusive of VAT but may be liable for VAT at the prevailing rate.



Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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