



**WREXHAM**  
INDUSTRIAL ESTATE

AVAILABLE IMMEDIATELY



**30%  
ALREADY  
LET**

# WREXHAM POINT **TO LET - NEW BUILD UNITS**

RANGING FROM 3,357 TO 21,000 SQ FT  
CLYWEDOG ROAD NORTH



**FI** REAL ESTATE  
MANAGEMENT

0845 500 61 61  
[www.fi-rem.com](http://www.fi-rem.com)

Discover more

[www.wrexham-industrial.com](http://www.wrexham-industrial.com)

Wrexham Industrial Estate, LL13 9XN

## WELCOME TO WREXHAM

Wrexham Industrial Estate is home to 340+ businesses creating employment for over 10,000 people. The estate currently extends to over 550 hectares and is home to major manufacturing businesses in a range of sectors including, automotive, aerospace, food, pharmaceuticals and engineering.

## 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 35 miles to the North and Manchester 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 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.

 Situated alongside the English border

 Access via A483 & A534

 Airports 50 mins

 Population of 135,000

 Largest industrial estate in Wales

 41A & 1E from Wrexham Bus Station

 24 minutes drive from Chester

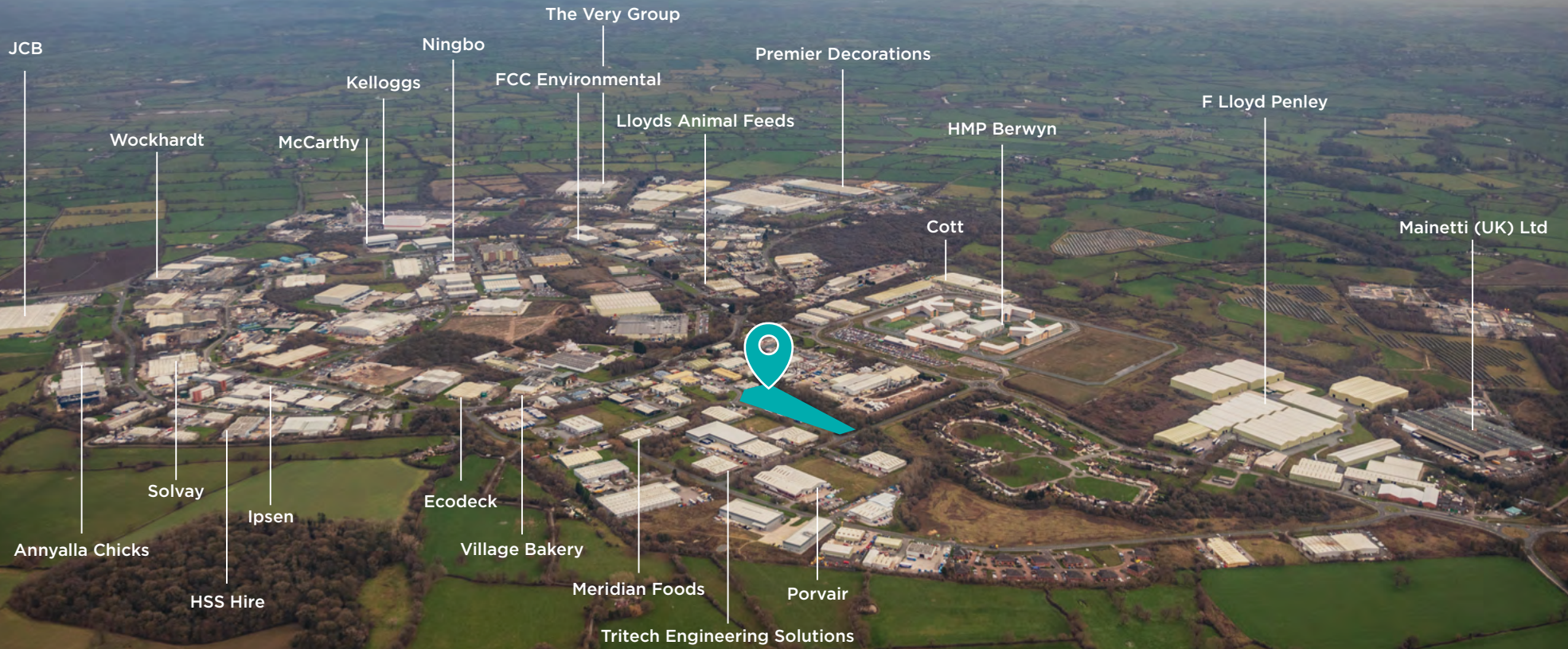
 Wrexham train station - 10 mins drive





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## WREXHAM POINT SPECIFICATION


 3 phase power

 Electric roller shutter doors

 Dedicated car parking allocation


 Unit 1 - 10 = 7.4m eaves

 U11 = 8.2 m eaves

 Slab loading: 35 kN/m

 Bespoke fit out available

 Bike store

 Phone and data infrastructure prepared





## AREA SCHEDULE

Unit	Area (Imperial)	Area (Metric)
Unit 1	4,305 ft <sup>2</sup>	400 m <sup>2</sup>
Unit 2	<b>LET TO HOWDENS</b>	
Unit 3	<b>LET TO HOWDENS</b>	
Unit 4	<b>LET TO HOWDENS</b>	
Unit 5	<b>LET TO HOWDENS</b>	
Unit 6	<b>LET TO HOWDENS</b>	
Unit 7	3,357 ft <sup>2</sup>	311 m <sup>2</sup>
Unit 8	3,357 ft <sup>2</sup>	311 m <sup>2</sup>
Unit 9	4,476 ft <sup>2</sup>	415 m <sup>2</sup>
Unit 10	5,013 ft <sup>2</sup>	465 m <sup>2</sup>
Unit 11	4,995 ft <sup>2</sup>	464 m <sup>2</sup>
<b>Total</b>	<b>35,198 ft<sup>2</sup></b>	<b>3,263 m<sup>2</sup></b>

Parking spaces      72 spaces  
(inc. 11 Disabled)





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For more information please contact

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