



UNIT 30 TO LET

**AVAILABLE SPACE
4,440 SQ FT**

WELCOME TO WREXHAM INDUSTRIAL ESTATE

Wrexham Industrial Estate, strategically positioned just 3 miles east of Wrexham town centre and boasting easy access to major transportation links, is a hub for leading manufacturing enterprises across diverse sectors such as automotive, aerospace, food, pharmaceuticals, and engineering.

Benefiting from its prime location, the estate provides unparalleled opportunities for businesses to thrive. Situated merely 6 miles from the English border, Wrexham serves as an ideal gateway to both Wales and England, with Chester a mere 12 miles to the North, Liverpool 35 miles to the North, and Manchester 55 miles to the North East.

Additionally, with Wrexham Station a quick 10 minute drive away, accessing key destinations such as Chester, Liverpool John Lennon Airport, and Manchester Airport is convenient. Boasting a highly skilled and motivated workforce, Wrexham offers an exceptional business environment primed for success. Don't miss out on the chance to secure commercial premises that offer everything necessary to elevate your business to new heights.

LOCATION



Airports 50 mins



41A & 1E from
Wrexham via Bus



Located alongside
English border



Population of
135,000



24 minutes drive
from Chester



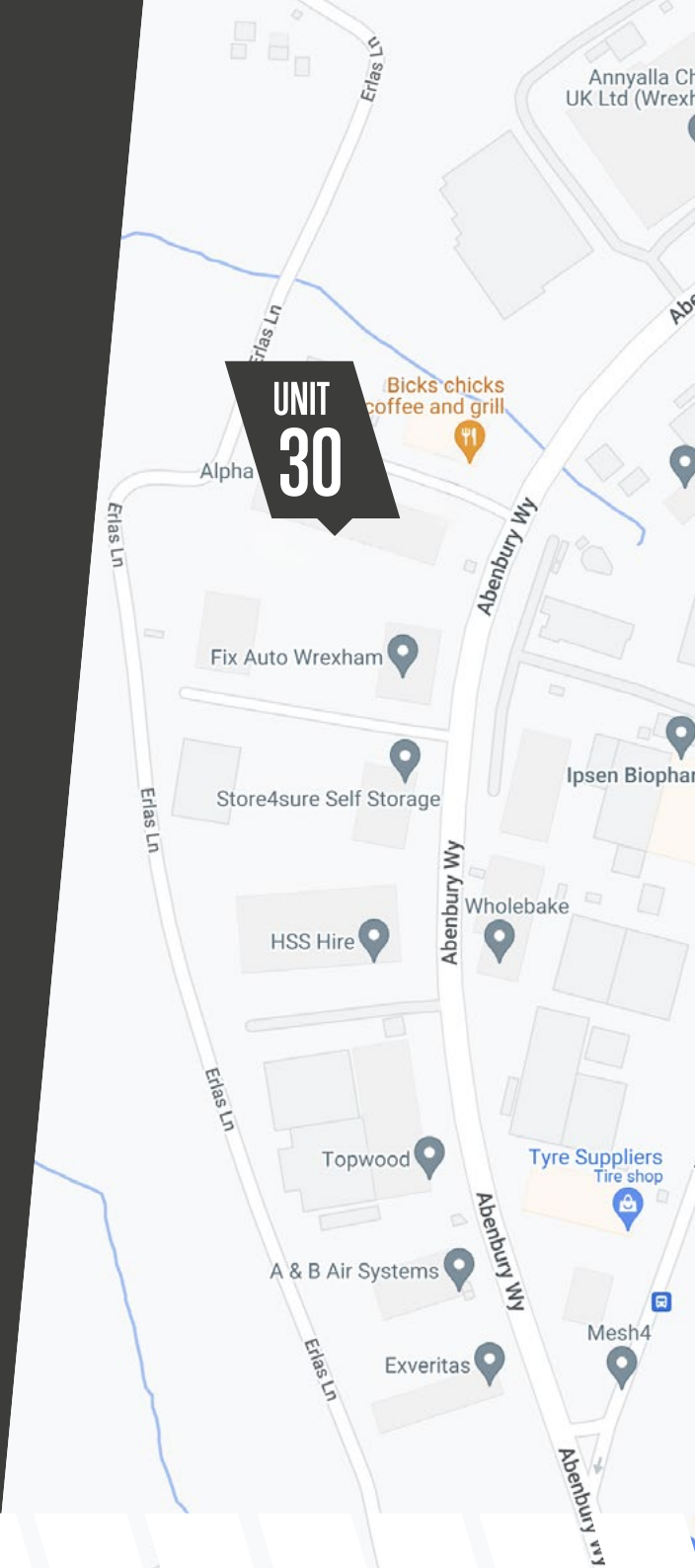
Largest industrial
estate in Wales



Access via A483
& A534








Train station
10 mins drive



SPECIFICATION

Situated in the heart of the estate, it benefits from being part of one of the largest and most successful industrial estates in the North West and Wales. With over 300 companies calling this estate their home, it presents a vibrant and thriving business community.

Its proximity to Wrexham town centre, approximately 3 miles away, ensures easy access to additional services and facilities.

-  Roller shutter doors
-  3 phase electric
-  Ground and first floor offices
-  Eaves from 4.7M to 7.85M
-  Allocated car parking spaces

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

SERVICE CHARGE - Available on request.

RATEABLE VALUE - We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Halton Borough Council

EPC - Available on request



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/// factoring.twit.movements



A DEVELOPMENT BY



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Misdescriptions act

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