

BEDWELL PARK

WREXHAM
LL13 0TS

TO LET Manufacturing Warehouse (May Split)

45,000 TO 250,420 SQ FT

**UP TO 7.5
MEGAWATTS
OF POWER**

 **FI** REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com
enquiries@fi-rem.com

FLEXIBLE SPACE

FROM 45,000 SQ FT UP TO 250,240 SQ FT



UP TO 5 ACRES
OF YARD SPACE



DOCK LEVEL
LOADING
DOORS



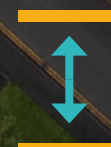
UP TO 7.5
MEGAWATTS
OF POWER



24-HOUR
ON-SITE
SECURITY



TWO
STOREY
OFFICES



8.1M
TO 12.7M
EAVES



11,000 RACKING
LOCATIONS
WITH SPRINKLER
SYSTEM



DEDICATED
ON-SITE
PARKING



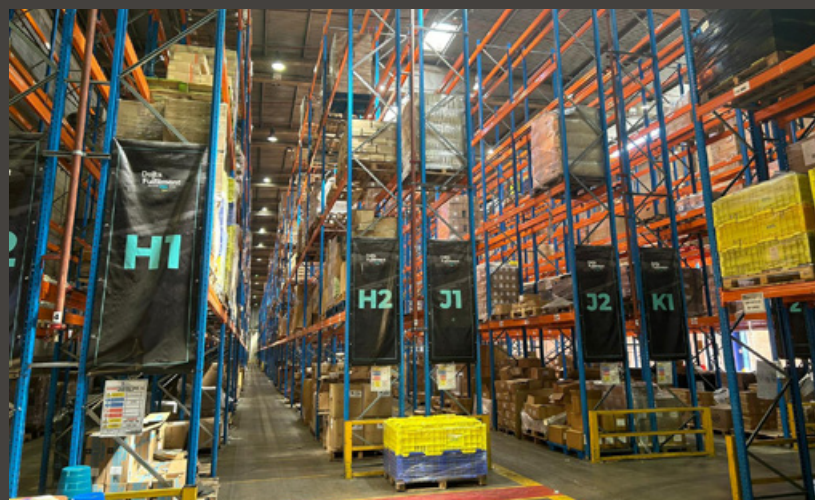
8-ACRE
ECOLOGY
ZONE

BEDWELL PARK OFFERS FROM **45,000** TO **250,420 SQ FT** TOTAL FLOOR SPACE



ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE 1	10,695	115,119
WAREHOUSE 2	8,933	96,158
LINK BUILDING	372.9	4,014
OFFICES	2,985	35,129
TOTAL	23,265	250,420



THE CITY OF WREXHAM IS THE PRINCIPAL COMMERCIAL CENTRE IN NORTH WALES

WREXHAM A GREAT PLACE FOR BUSINESS

Wrexham has a strong and diverse economy that shows every sign of maintaining substantial growth. One of Wrexham's greatest strengths is undoubtedly its location, situated in the north-eastern corner of Wales, immediately adjacent to the border with England, its position in terms of road, rail, airport and shipping links is superb, whilst avoiding excess congestion and is within two hours, by road, of Liverpool, Manchester, Birmingham and the Midlands.

Many organisations have made substantial investments in the area and continue to thrive and maintain their commitment to Wrexham demonstrating, as a location, that Wrexham provides a business setting for success and growth.

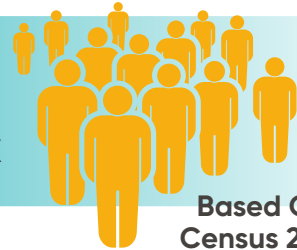
The city is extremely well placed for businesses to serve both Wales and England. The property is well-connected with the A483, A534 and A55 all located within close proximity. The A55 links with the M53 and M56 motorways to the North.

LOCAL WORKFORCE

12,000
IN MANUFACTURING

2,000
IN DISTRIBUTION

2,500
READY TO WORK



Based On
Census 2021

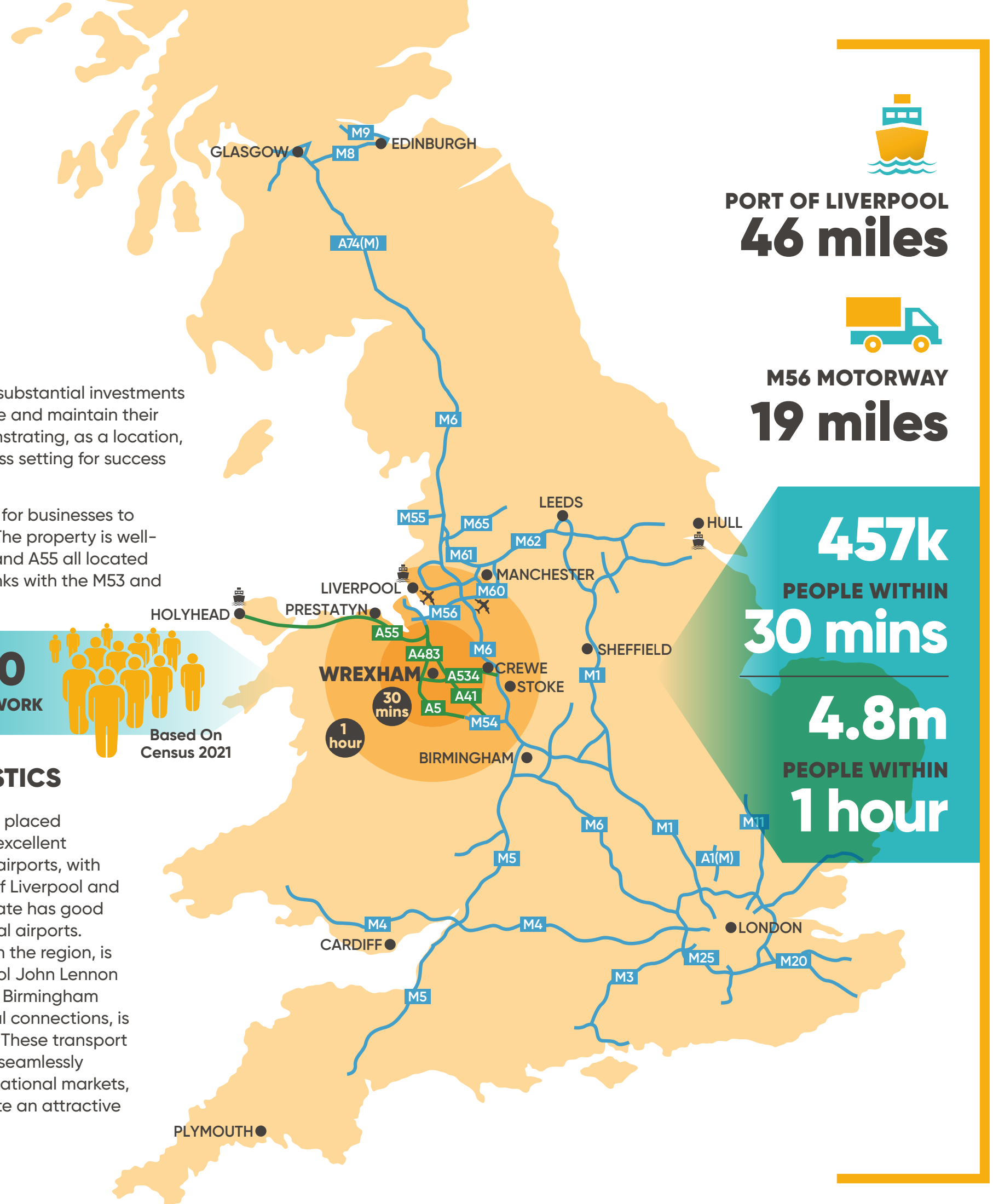
DRIVE TIMES



A483	8 min	4 miles
A55	16 min	12 miles
M56	25 min	19 miles
M6	43 min	30 miles
Liverpool	45 min	40 miles
Stoke-On-Trent	55 min	38 miles
Manchester	1 hour	55 miles
Birmingham	1 hour 20 min	67 miles
Liverpool Airport	45 min	39 miles
Manchester Airport	50 min	46 miles
Port of Liverpool	1 hour	46 miles
Holyhead Port	1 hour 40 min	93 miles

WREXHAM FOR LOGISTICS

Wrexham Industrial Estate is well placed for logistics operations, offering excellent connectivity to major ports and airports, with convenient access to the ports of Liverpool and Holyhead. For air freight, the estate has good connections to three international airports. Manchester Airport, the largest in the region, is just 50 miles away, while Liverpool John Lennon Airport is even closer at 39 miles. Birmingham Airport, offering additional global connections, is around 90 miles from the estate. These transport links ensure that businesses can seamlessly connect with national and international markets, making Wrexham Industrial Estate an attractive choice for logistics warehousing.





JCB

WOCKHARDT

Kellogg's

IPSEN
Innovation for patient care

DHOLLANDIA

Village Bakery

McCarthy Group

THE VERY GROUP

riello ups

Owens

AST
PLASTIC CONTAINERS

HOWDENS

Hydro

TCB
TENSION CONTROL BOLTS

F.Lloyd (Penley) Ltd



BEDWELL PARK

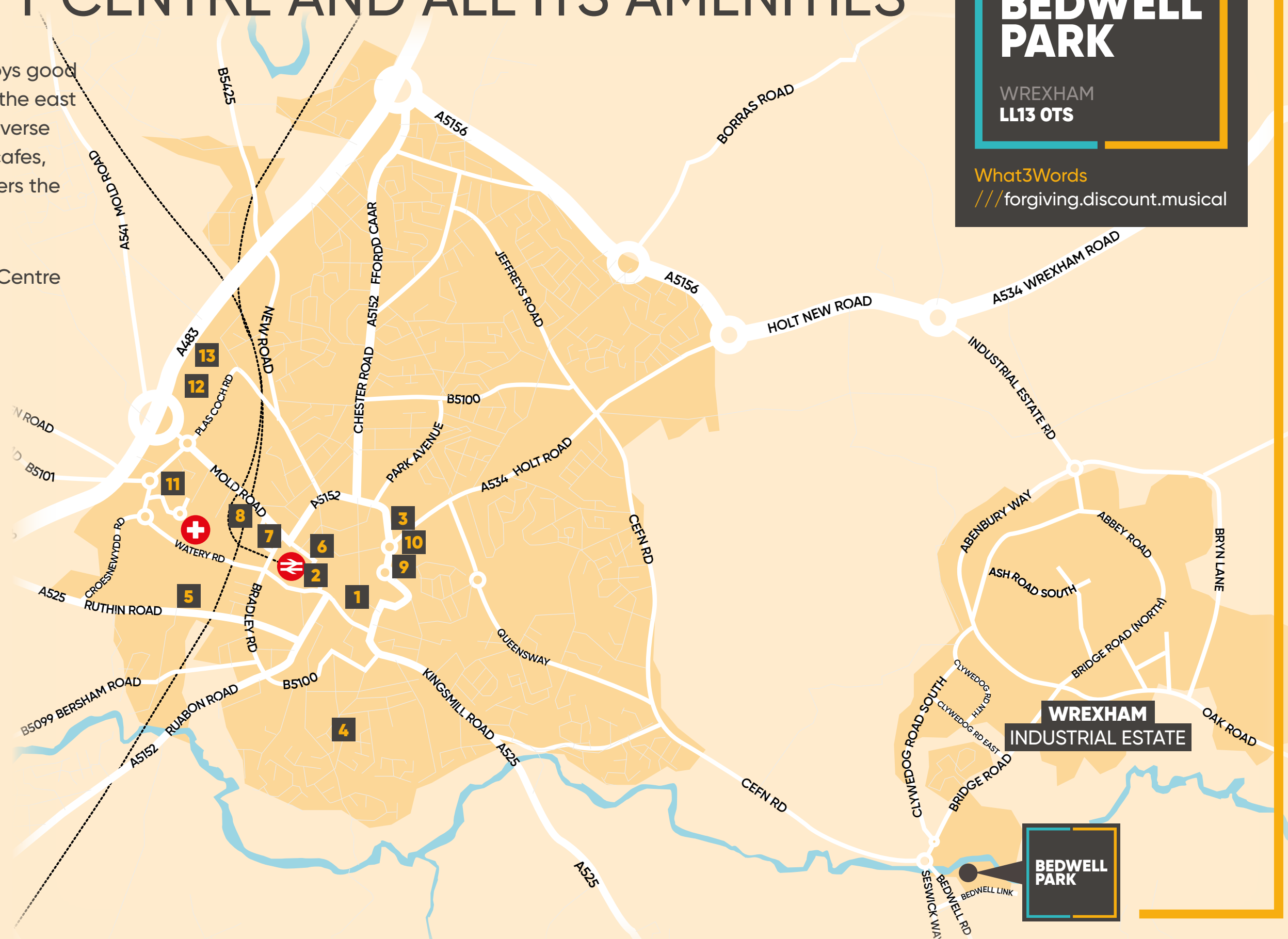
WREXHAM INDUSTRIAL ESTATE IS HOME TO OVER **340** BUSINESSES, FROM THE AUTOMOTIVE, AEROSPACE, FOOD, PHARMACEUTICALS AND ENGINEERING SECTORS, EMPLOYING OVER **10,000** PEOPLE

BEDWELL PARK IS SITUATED 6 MINS EAST OF THE CITY CENTRE AND ALL ITS AMENITIES

Wrexham Industrial Estate enjoys good amenities being just 3 miles to the east of the city centre boasting a diverse range of shops, restaurants & cafes, additionally, the city centre offers the usual essential services.

- 1** Eagles Meadow Shopping Centre
- 2** Island Green Retail Park
- 3** Asda
- 4** Hickory's Smokehouse
- 5** Morrisons
- 6** McDonalds
- 7** Pure Gym
- 8** Premier Inn
- 9** Tesco Extra
- 10** Burger King
- 11** Ramada Plaza
- 12** Sainsburys
- 13** M&S Food

-  Wrexham Central Station
-  Wrexham Maelor Hospital



BEDWELL PARK

WREXHAM
LL13 0TS

What3Words
///forgiving.discount.musical

BEDWELL PARK

WREXHAM
LL13 0TS

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here.

We recommend you obtain professional advice if you are not represented.

TERMS

Available on a Leasehold basis, on terms to be agreed.

LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

FURTHER INFORMATION

Please contact one of the joint letting agents or the developer FI Real Estate Management.



0845 500 61 61
www.fi-rem.com

sratcliffe@fi-rem.com
mvickers@fi-rem.com

LegatOwen
CHARTERED SURVEYORS

01244 408200
legatowen.co.uk

markdiaper@legatowen.co.uk
harrietcope@legatowen.co.uk

FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. (October 2024)