



**UNIT 19 TO LET**

**AVAILABLE SPACE  
4,441 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**



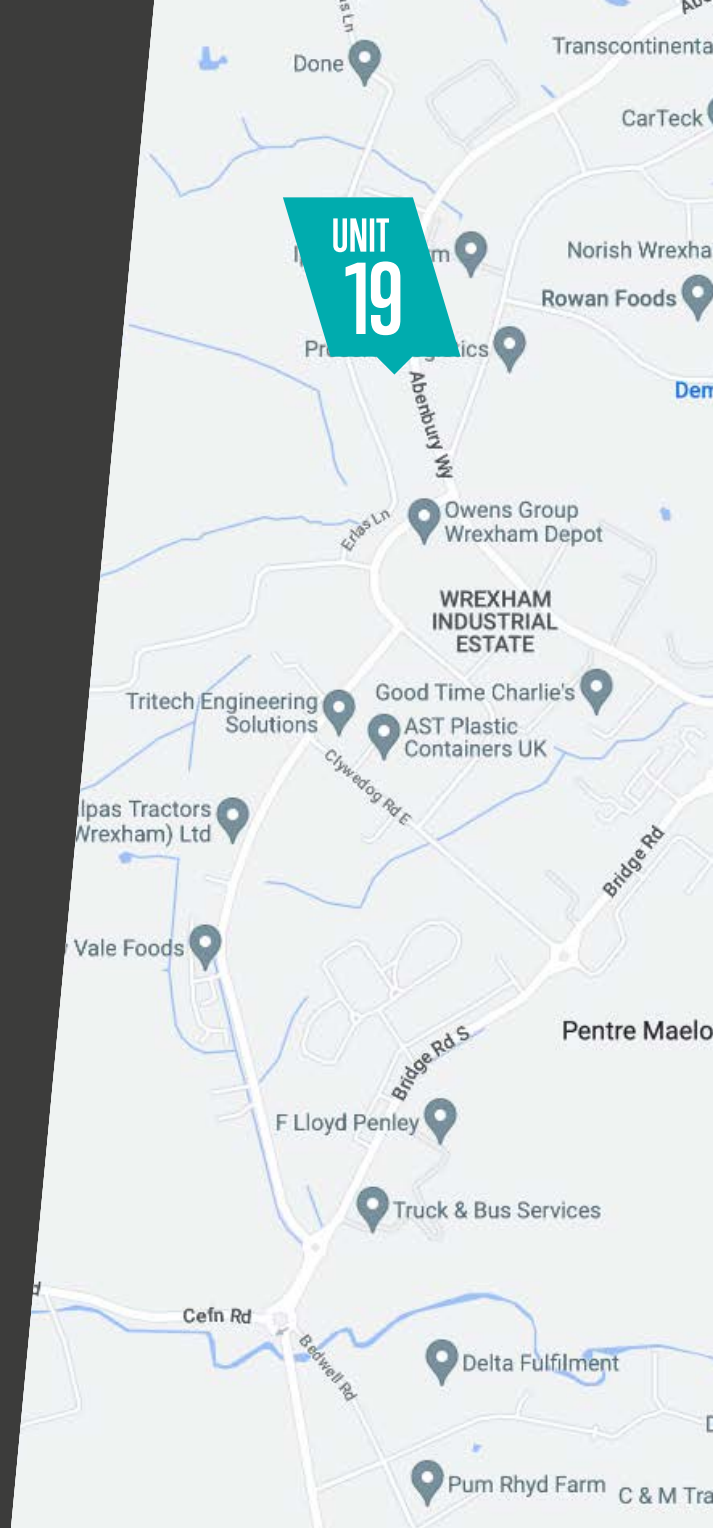
**Largest industrial estate in Wales**



**Access via A483 & A534**








**Train station 10 mins drive**



# SPECIFICATION

Wrexham industrial estate is among the largest and most successful estates in the Northwest and Wales. Unit 19 is in an extremely well located and desirable business space off the main road with good roadside visibility.

Unit 19 is available as a standalone unit, with roller shutter doors, ground and first floor offices, eaves height from 4.1m up to 6.9m and a large yard space suitable for heavy goods vehicles and ample parking.

-  Eaves height 4.1m to 6.9m
-  3 phase electric
-  Electric roller shutter door
-  Unit offers generous yard and parking
-  Two storey offices

USE - We understand that the property has consent for B1/B2 & B8 uses. Further enquiries should be directed to Wrexham Council.

SERVICE CHARGE - Available on request.

BUSINESS RATES - We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Wrexham Borough Council

EPC - C - 62

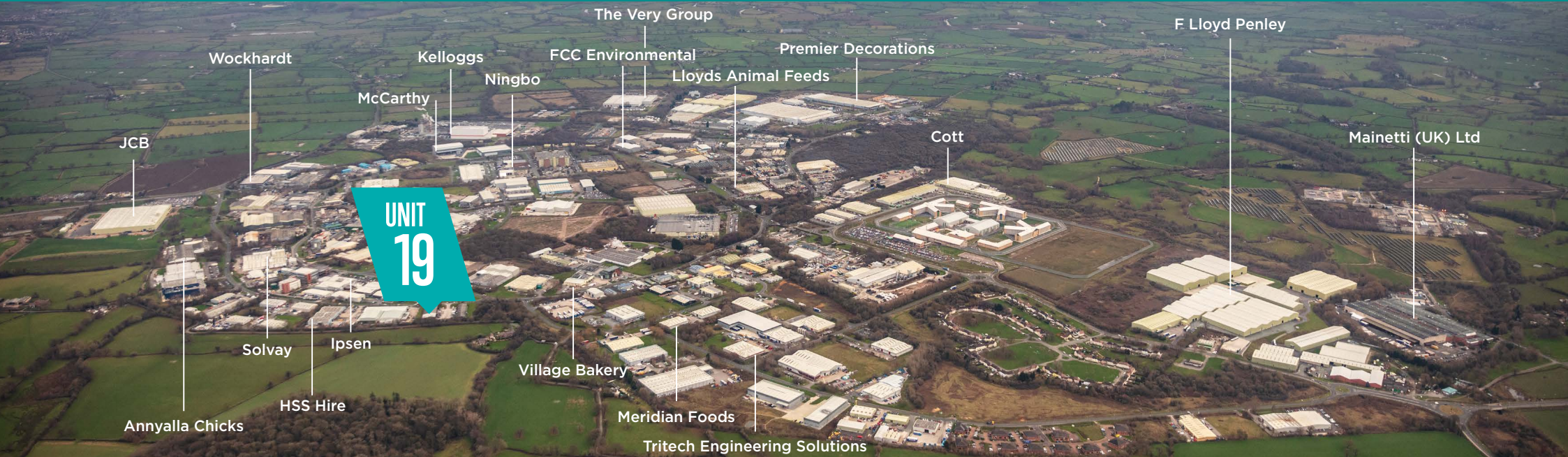


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FOR MORE INFORMATION

MANAGED BY



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Misdescriptions act

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