



UNIT 24 TO LET

AVAILABLE SPACE
565 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**



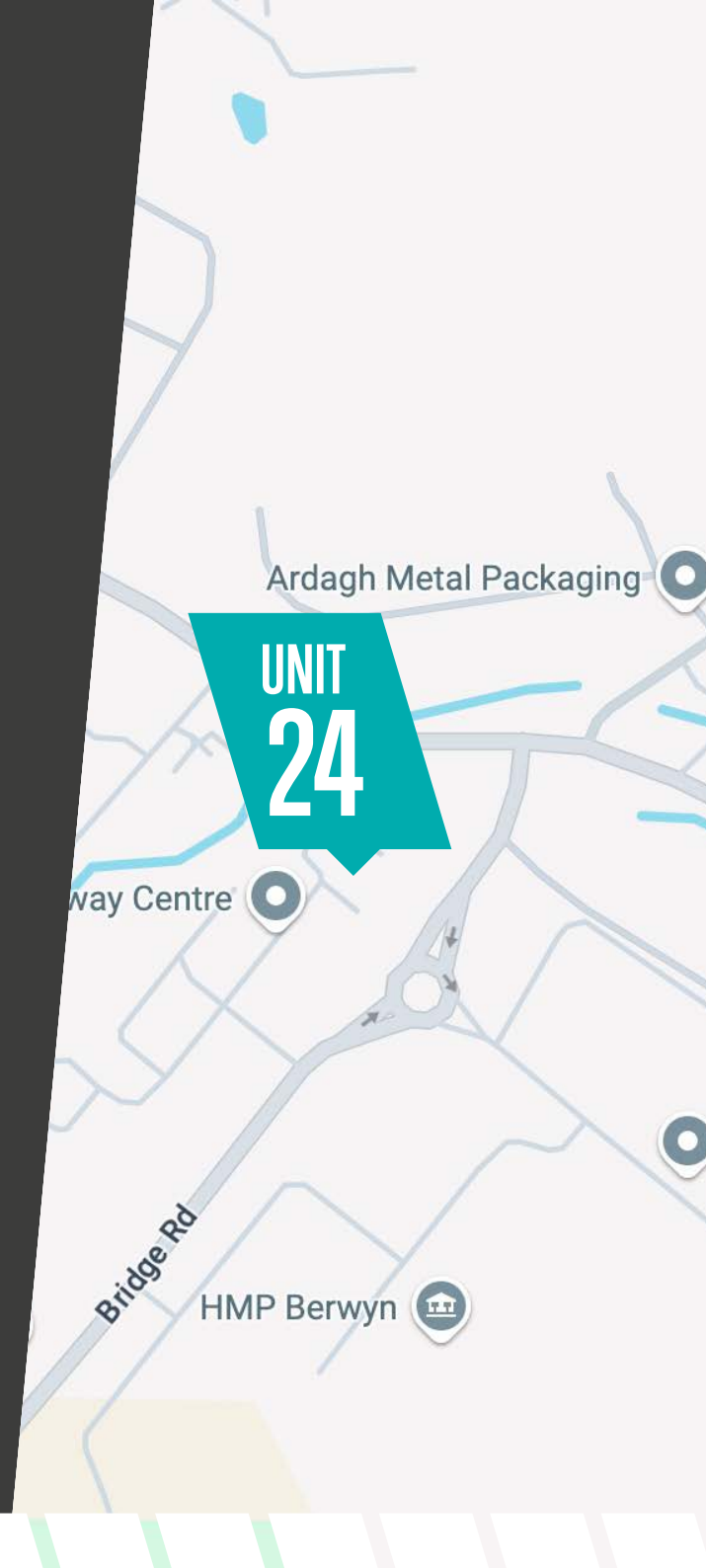
**Largest industrial
estate in Wales**



**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.

- Retail Opportunity
- High profile retailers situated close by
- High Traffic Area

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



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BRIDGE ROAD, WREXHAM, LL13 9QS

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FOR MORE INFORMATION

MANAGED BY



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Misdescriptions act

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OCT 2024 V1