

## CLYWEDOG ROAD NORTH, WREXHAM, LL13 9XN

# UNIT 57-58 10121 2,533 -5,066 10 11 MINT 57-58 10 11 UNIT 57-59 TOLET AVAILABLE SPACE 2,533 - 5,066 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.



Airports 50 mins

Wrexham via Bus

41A & 1E from

Located alongside English border

Population of 135,000

24 minutes drive from Chester

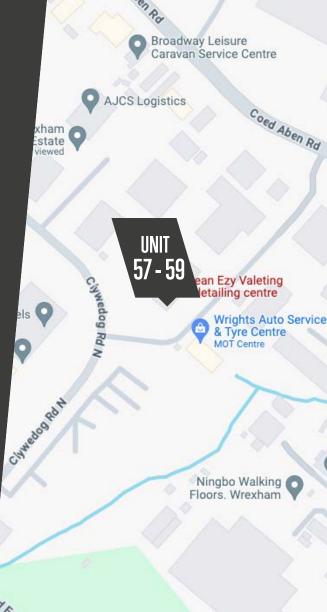
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Access via A483 & A534 Largest industrial estate in Wales

 $\times$ 

Train station 10 mins drive

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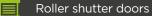
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Hydro Aluminium Deeside

# 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.



- 3 phase electric
- Allocated car parking spaces
- Can be split into two, 2,533 sq ft units
- Dedicated Yard

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 Wrexham Borough Council

EPC - Available on request



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### MANAGED BY



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### FOR MORE INFORMATION

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### **SEP 2024** V1