



WREXHAM
INDUSTRIAL ESTATE

RESERVE TODAY
OCCUPATION FROM MAR 2022



UNIT 72B (FORMER SITE 3)

TO LET - NEW BUILD UNIT

45,000 SQ FT - BESPOKE FITOUT AVAILABLE

CLYWEDOG ROAD NORTH



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

Discover more

www.wrexham-industrial.com

Wrexham Industrial Estate, LL13 9XN

WELCOME TO WREXHAM

Wrexham Industrial Estate is home to 340+ businesses creating employment for over 10,000 people. The estate currently extends to over 550 hectares and is home to major manufacturing businesses in a range of sectors including, automotive, aerospace, food, pharmaceuticals and engineering.

WREXHAM IS THE PRINCIPAL COMMERCIAL CENTRE AND LARGEST TOWN WITHIN NORTH WALES.

Situated only 6 miles from the English border therefore, the town is extremely well placed to serve both Wales and England. Chester is 12 miles to the North, Liverpool 35 miles to the North and Manchester 55 miles to the North East.

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.

Wrexham railway station provides services to Chester with the fastest journey time of approximately 15 minutes. Chester mainline station provides regular services to Manchester and London Euston via Crewe.

Liverpool and Manchester International Airports are 38 miles and 48 miles respectively, to the North East.

Route 1E - Operator Price Coaches run 7.20am Wrexham Bus Station to Wrexham Industrial Estate and 16.30 from Wrexham Industrial Estate to Wrexham Bus Station.

 Situated alongside the English border

 Access via A483 & A534

 Airports 50 mins

 Population of 135,000

 Largest industrial estate in Wales

 41A & 1E from Wrexham Bus Station

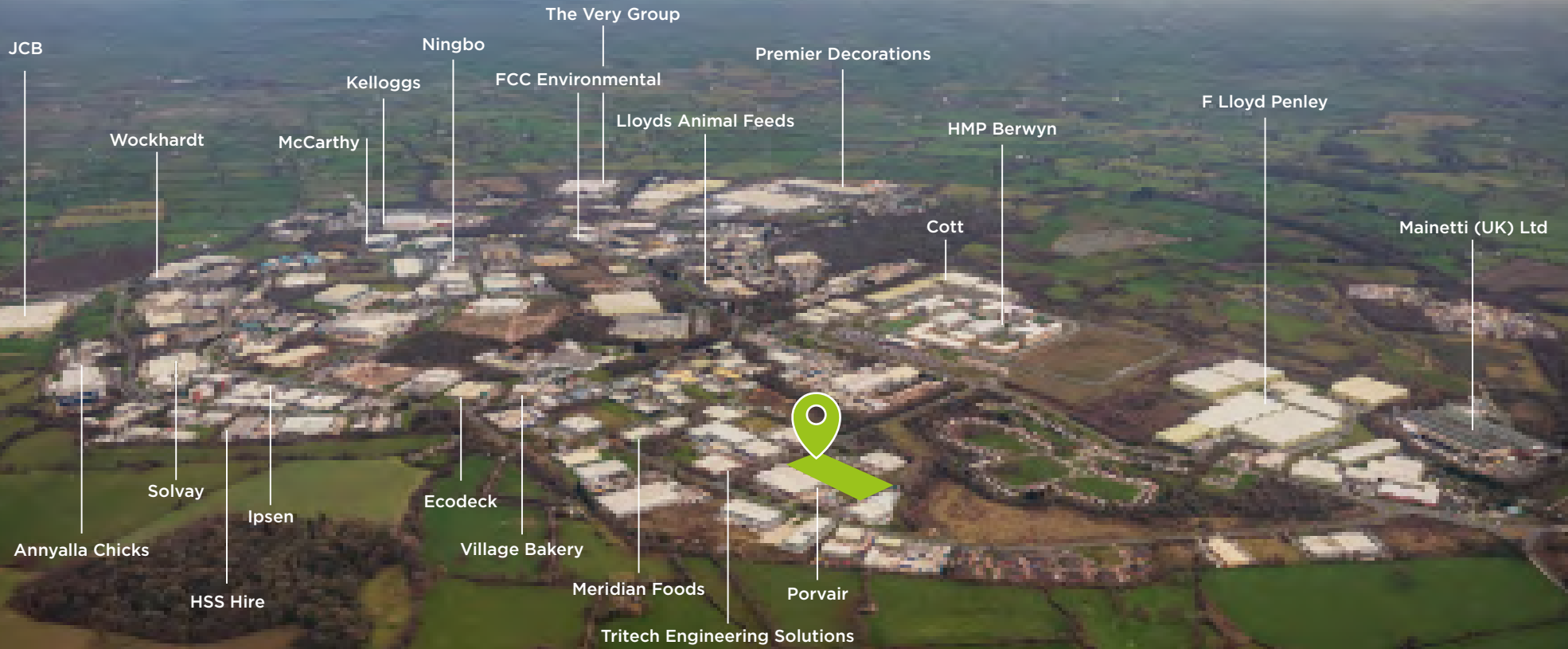
 24 minutes drive from Chester

 Wrexham train station - 10 mins drive



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UNIT 72B SPECIFICATION


 500 KVA power


 Five electric roller shutters


 Dedicated self-contained parking


 Eaves height: 11.0m eaves


 Standalone self-contained unit


 Bespoke fit out available

 Dedicated bike store

 Phone & data infrastructure prepared

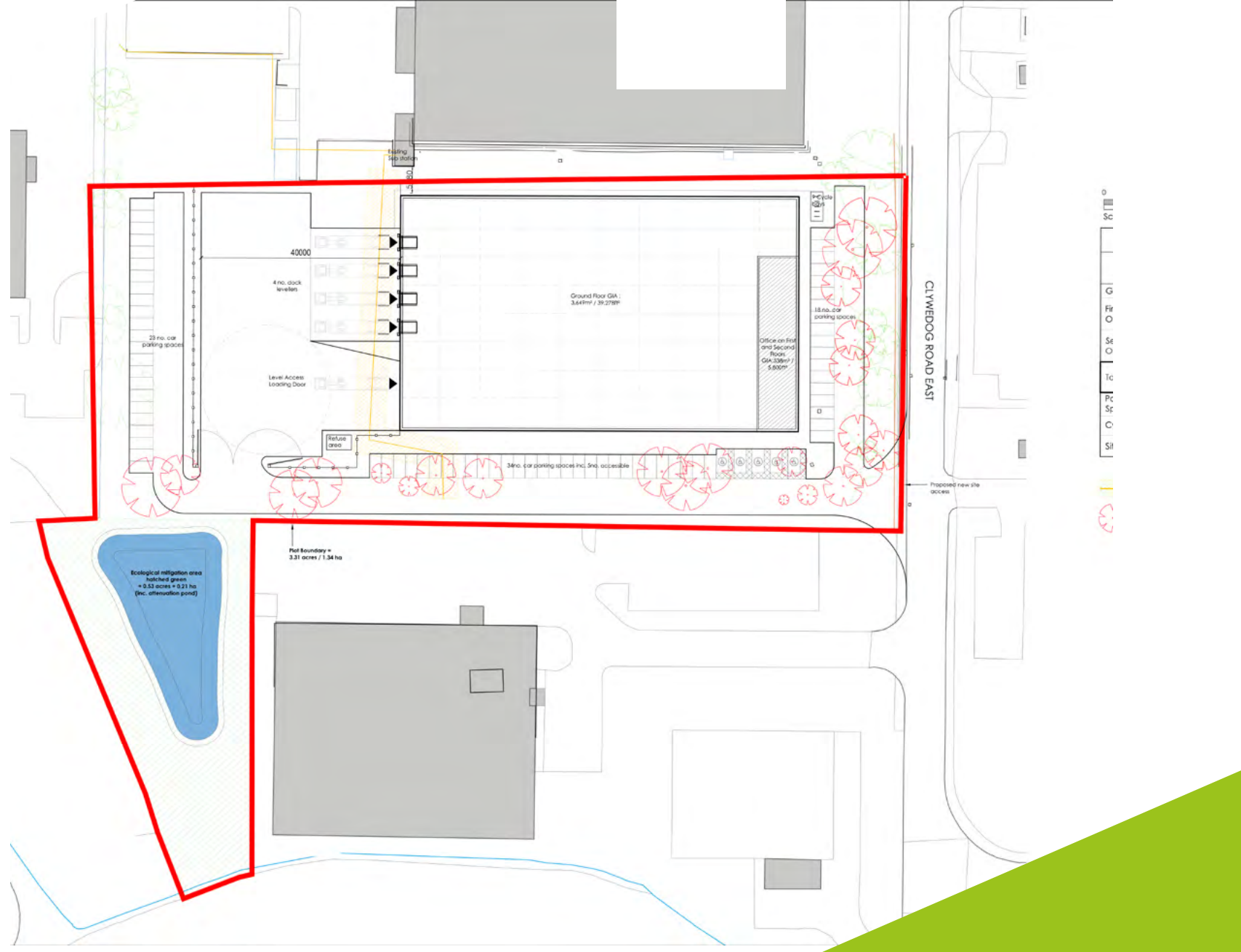
 Secure gated loading area

 Slab loading: 50kN/muniformly distributed imposed loading

 Office - ground floor - 505 sq ft and first floor 2,980 sq ft

SITE PLAN

Unit 72B (former Site 3)
45,000 sq ft
Clywedog Road North





WREXHAM

INDUSTRIAL ESTATE



For more information please contact

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