

UNIT

6

Bridge Road North  
Wrexham Industrial Estate  
Wrexham

BA Commercial  
Chartered Surveyors

B8  
REAL ESTATE



18,736 SQ FT (1,740.6 SQ M) SEMI-DETACHED INDUSTRIAL UNIT

## LOCATION

Wrexham Industrial Estate is one of the largest Industrial Estates in Europe, and the second largest in the UK, after Trafford Park. The Park totals 1,359 acres accommodates around 300 businesses and employs approximately 10,000 people – Major employers include JCB, Kelloggs, Ipsen, Net World Sports and Dhollandia amongst others.

Wrexham has established itself as a premier industrial location and is extremely well placed to serve both Wales and England. It is located approximately 14 miles south of Chester, 40 miles south of Liverpool, and 55 miles south west of Manchester

## DESCRIPTION

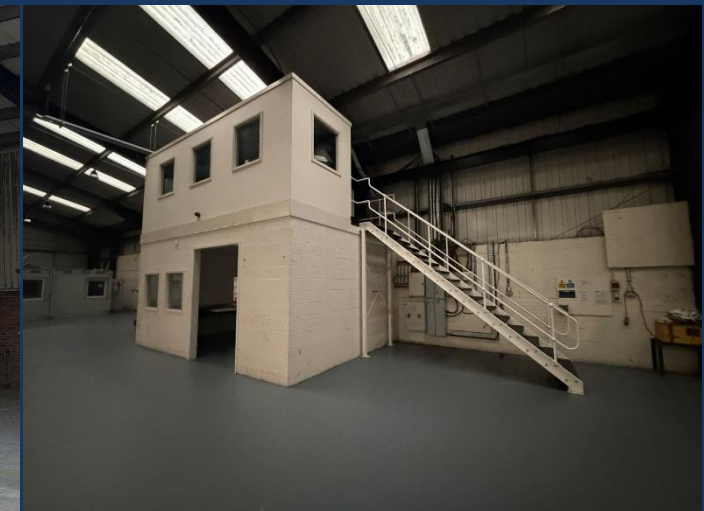
Semi detached, self-contained industria/warehouse unit which benefits from the following specification:-

- Steel portal frame construction
- Part brick part profile metal clad elevations
- 3 no. level loading doors
- 4.8m eaves height (To underside of haunch)
- 5.75m clear eaves height
- 10.5m to Apex
- 3 phase electricity
- Two storey Portable office structure
- Secure gated site
- Concrete surfaced yard area

## ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6<sup>th</sup> Edition:-

DESCRIPTION	SQ M	SQ FT
Warehouse	1,688	18,166
Ancillary Office/Amenity	52.96	570
<b>Total</b>	<b>1,740.64</b>	<b>18,736</b>
Canopy	284.56	3,063
Temp Offices	179.29	1,688





**PRICE**

Available upon application

**TENURE**

Freehold

**LEGAL COSTS**

Each party is to be responsible for their own costs incurred in this transaction.

**ANTI MONEY LAUNDERING**

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

**EPC**

Available upon request

**BUSINESS RATES**

The current rateable value effective 1<sup>st</sup> April 2026 is £46,500. Interested parties should satisfy themselves that this is correct with the relevant local authority.

**PLANS/PHOTOGRAPHS**

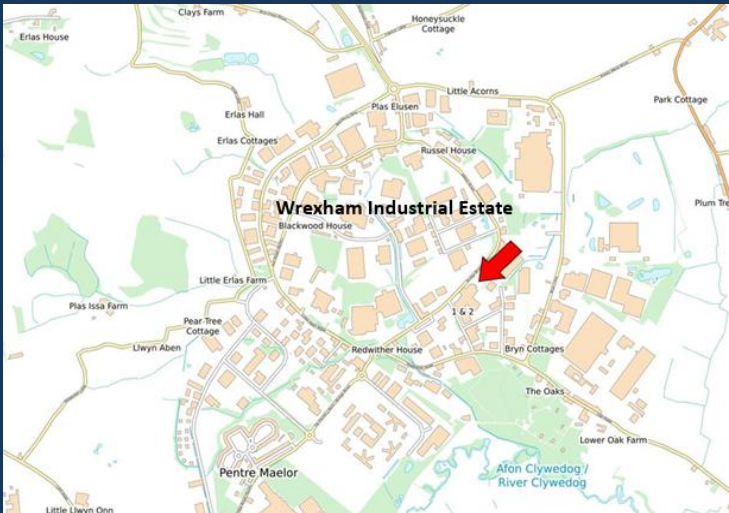
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

**CONTACT**

For further information please contact:-

Howard Cole  
[Howard.cole@bacommercial.com](mailto:Howard.cole@bacommercial.com)  
 07387 647 578

Alex Perratt  
[alex@b8re.com](mailto:alex@b8re.com)  
 07951 277 612



**MISREPRESENTATION ACT:** B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of CBRE or B8RE has any authority to make or give any representation or warranty in relation to this property. Apr 26