

**FIVE CROSSES INDUSTRIAL ESTATE
MINERA
WREXHAM
LL11 3RD**

B8

0151 675 5000

www.b8re.com

TO LET

21,299 - 42,598 SQ FT MODERN DETACHED INDUSTRIAL UNIT



ADDITIONAL 1.2 ACRE YARD AVAILABLE BY WAY OF SEPARATE NEGOTIATION

LOCATION

This specific site is situated on Minera Industrial Estate (commonly known and addressed as Five Crosses Industrial Estate) a well established industrial area located approximately 4.5 miles west of Wrexham city centre, near the village of Coedpoeth.

The area boasts exceptional connectivity via the A483, linking seamlessly to the M53, M56, and M6 motorways.

DESCRIPTION

Detached, modern self-contained unit which benefits from the following specification:-

- Steel frame construction
- Profile metal clad elevations
- 2no. level loading doors
- 1no. Dock loading door
- Two storey warehouse
- Approx 8m eaves height (To underside of haunch)
- 1.5mva power capacity
- Secure yard areas

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 6th Edition:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR WAREHOUSE	1,742.39	18,755
FIRST FLOOR WAREHOUSE	1,978.74	21,299
GROUND FLOOR AMENITY	236.36	2,544
TOTAL	3,957.49	42,598
OPEN STORAGE LAND	1.2 ACRES	





LL11 3RD

TERMS

New Full Repairing and Insuring lease

TENURE

Leasehold

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.

CONTACT

For further information please contact:-

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