

FIVE CROSSES IE  
MINERA  
COEDPOETH  
WREXHAM

**B8**

01244 451 000  
[www.b8re.com](http://www.b8re.com)

**TO LET**

 **LL11 3RD**



**38,778 SQ FT (3,602.64 SQ M) - INDUSTRIAL UNIT**

## 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

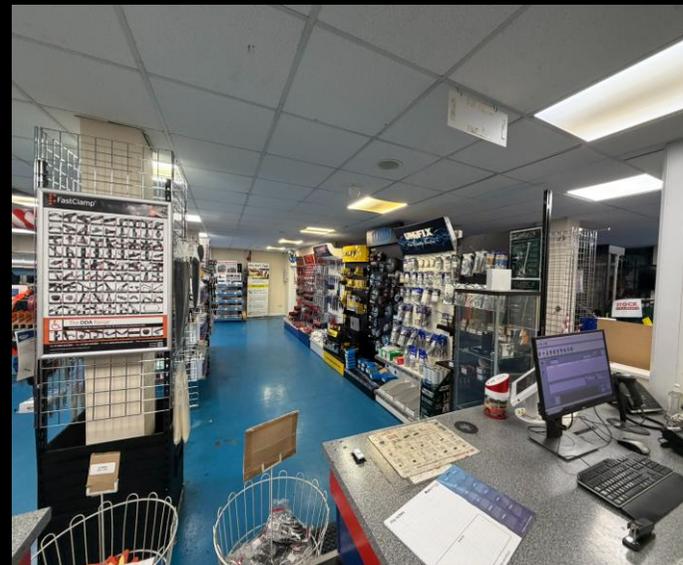
## DESCRIPTION

- Steel portal frame construction
- Craned unit with 2no. 5 tonne cranes
- 3 level loading doors
- 6-7m eaves height
- 3 phase electricity
- Ground and First Floor office
- Trade Counter entry
- Kitchenette / Canteen
- Large external yard area

## ACCOMMODATION

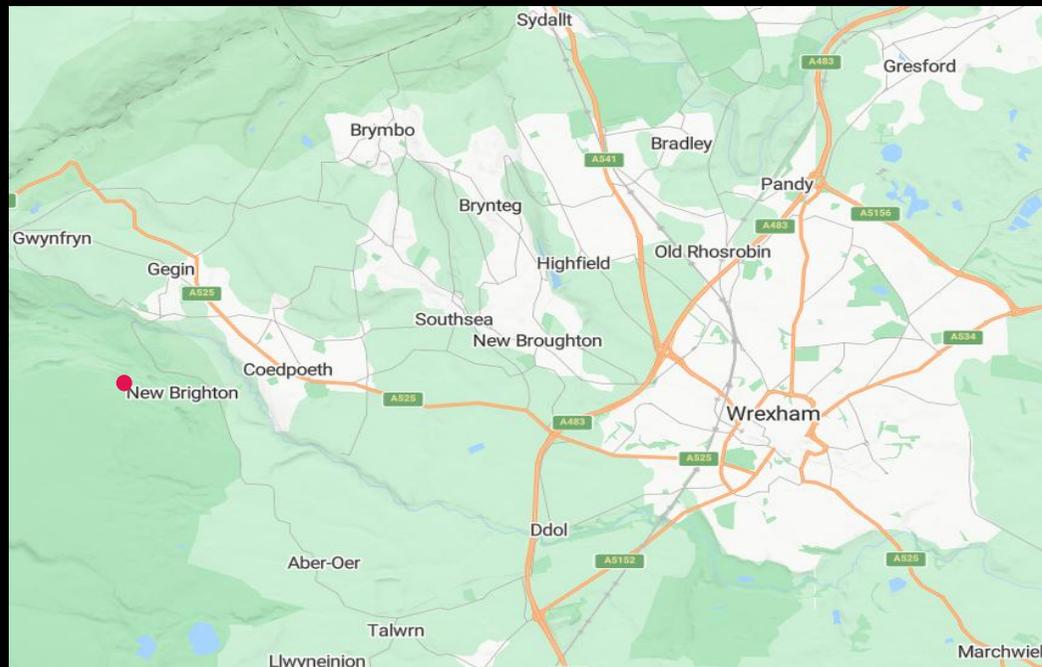
We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6<sup>th</sup> Edition:-

DESCRIPTION	SQ M	SQ FT
WAREHOUSE	2,363.92	25,445
MEZZANINE STORAGE	766.35	8,249
OFFICE	472.31	5,084
<b>TOTAL</b>	<b>3,602.64</b>	<b>38,778</b>





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## TERMS

Available via assignment or sublease of the existing lease, or through a new FRI lease on terms to be negotiated directly with the landlord.

## EPC

Rating – C (63)

## BUSINESS RATES

Rateable Value - £70,000 per annum

## 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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