



RENT / PRICE

LH: £4.00 (per sq ft)

FH: £2,250,000



SERVICE CHARGE

£TBC

(per sq ft)



RATES PAYABLE

£56,238 pa

(For the whole unit)



EPC RATING

C



Unit Thirteen, Queensway Industrial Estate Queensway, Wrexham, LL13 8YR

Industrial Warehouse | Leasehold or Freehold | 15,820 - 43,420 Sq Ft on 2.75 acres



**TO LET
(MAY SELL)**



Location

The Property occupies a position on Queensway Industrial Estate, within the Wrexham City boundary, on the east of the town centre, in proximity to industrial and residential properties.

Wrexham Industrial Estate is nearby and now extends to approximately 1,000 acres, being the largest industrial estate in North Wales.



Description

The property comprises a detached industrial / warehouse building on a large self contained site, which can be made available as two separate units or as a whole.

The buildings are of steel frame construction with internal blockwork and external full height profiled metal cladding.

The industrial / warehouse space benefits from good height clearance under a pitched roof with translucent rooflights.

The office accommodation benefits from a flat felt roof.

The property is served by two separate large and secure service yards, one to each side of the buildings. Both service yards are generally concrete surfaced to a good standard.

The site is secured with palisade fencing and gates.



Amenities



Power



Palisade Fencing

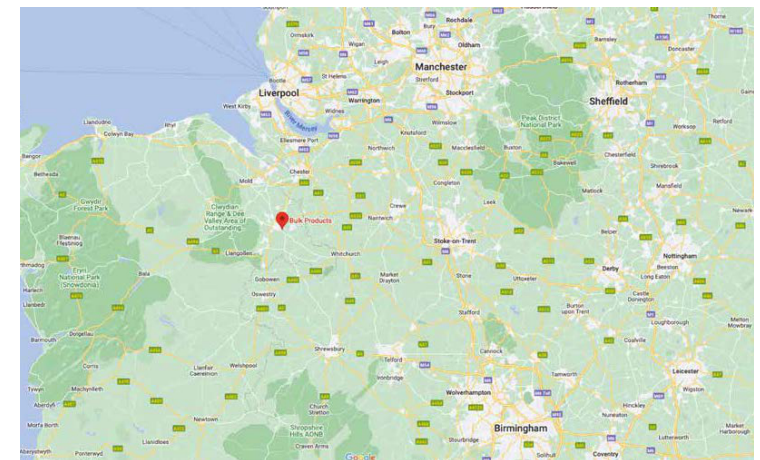


Parking



Transport Links

- Large secure service yards.
- Large electric, gas and water supplies available.
- Ground and first floor office / amenity space.
- Town centre fringe.
- 35% site coverage.
- Opportunity to purchase.
- Available as a whole unit or as two separate self-contained units.





→ Accommodation

Lease Terms

The accommodation is available to let by way of new full repairing and insuring leases on terms to be agreed.

Alternatively, consideration would be given to a sale.

Rent

Rent: £4.00 per sq ft

Sale Price: £2,250,000.

Tenure

Available as leasehold, or alternatively a freehold purchase.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

A Rateable Value of £103,000, with Rates Payable of £56,238 as of 1 April 2024, for the entire Property.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs

incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

The EPC rating is Band C.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

→ Accommodation

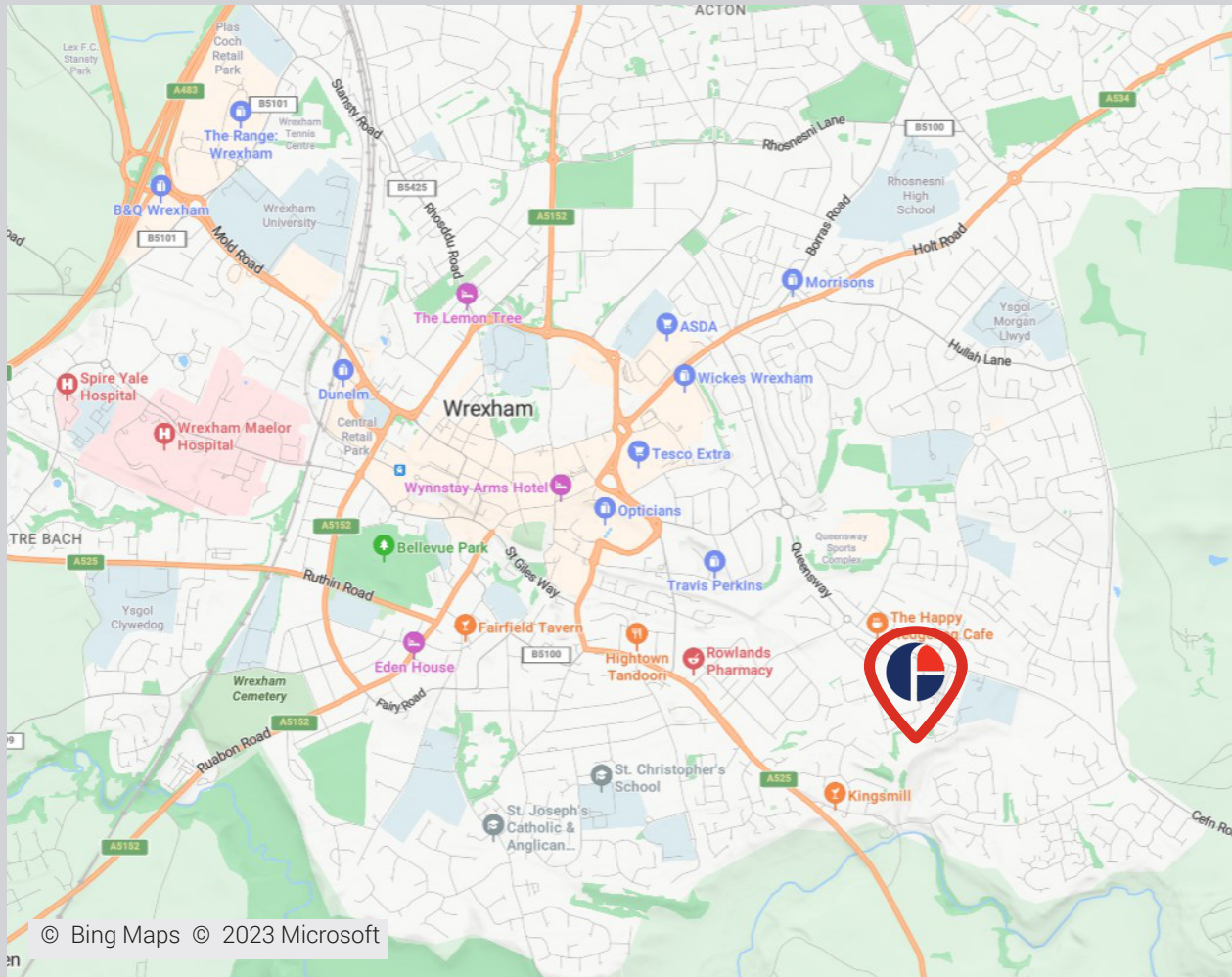
The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Area	Sq Ft	Sq M
Warehouse 1 Total	27,600	2,563.5
Warehouse	25,000	2,322
Office / Amenity	2,600	241.5
Warehouse 2 Total	15,820	1,469.5
Warehouse	14,070	1,307
Office / Amenity	1,750	162.5
Overall Total	43,420	4,033.5

* On a site of circa 2.75 acres.



Unit 13 Queensway Industrial Estate, LL13 8YR



Approximate Travel Distances



Locations

- Wrexham Town Centre - 0.9 miles
- Chester - 12.8 miles
- Liverpool - 40.3 miles



Nearest Station

- Wrexham Central - 1.6 miles
- Wrexham General - 2.1 miles



Nearest Airport

- Liverpool John Lennon Airport - 38 miles



Nearest Port

- Ellesmere Port - 21.9 miles



Viewings



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Particulars dated March 2024. Photographs dated March 2024.

