

TO LET / FOR SALE

16,046 sq ft

1,490.72 sq m

Former Motor Car Showroom Site, Croesfoel Industrial Estate, Wrexham, LL14 4BJ

Total site area of 2.4 acres



DTRE

Summary

- Large self-contained site totaling 2.4 acres
- Fully secure site
- Mix of concrete and tarmac surface
- Steel framed former workshop and car showroom
- First floor offices
- Detached former valeting bay
- 9 level access loading doors
- 6 loading doors to valet bay



WRECSAM

Location

The property is located on Croesfoel Industrial Park off Junction 2 of the A483, offering dual carriageway access to the A55 which then links to the national motorway network via the M53 motorway.

Located just 12 miles south of Chester and approximately 35 miles and 50 miles south west of Liverpool and Manchester respectively.

Wrexham has seen significant growth in recent years and is a thriving industrial base which has attracted a number of national and regional businesses in addition to the well established central shopping area.

Nearby occupiers include; Huws Gray, Booker Cash and Carry, Travel Lodge, Starbucks and Evans Halshaw



Details

Size: 16,046 sqft

Rent/Price: Upon application

Business Rates: Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council.

Service Charge: No service charge applicable.

VAT: All prices quoted are exclusive of but may be liable to Value Added Tax.

Legal Fees: Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

EPC: Upon enquiry

Description

The property comprises a former motor car showroom site, originally developed for Vauxhall. The overall site extends to 2.4 acres and is fully surfaced, fenced and secured.

The former car showroom is steel framed, and comprises part showroom, part department workshop, together with first floor office and administrative areas, together with ancillary accommodation. Separately there is a former valeting bay, which is a detached building.

The property is accessed via double paladin gates, leading to the outside sales area and customer car park. To the rear of the site, in an elevated position, is a large open tarmac surfaced area, that extends to approximately 0.90 acres.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Showroom	5,700	529.55
Ground - Workshops	5,642	524.16
Ground - Valet Bay	2,178	202.34
1st - Offices	972	90.30
1st - Mezzanine store	1,554	144.37
Total	16,046	1,490.72



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