

TO LET - NEW BUILD UNITS

WREXHAM POINT, CLYWEDOG ROAD NORTH, LL13 9XN

4,476 TO 14,484 SQ FT



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com

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www.wrexham-industrial.com
Wrexham Industrial Estate, LL13 9XN

WELCOME TO WREXHAM

Wrexham, just 6 miles from the English border, links Wales and England efficiently. With Chester 12 miles North and Liverpool and Manchester 35 and 55 miles Northeast respectively, it's strategically positioned. Accessible via the A483, A534, and A55, with connections to the M53 and M56 motorways.

Wrexham railway station connects swiftly to Chester, with a 15-minute journey, while Chester's mainline station links to Manchester and London Euston via Crewe. Liverpool and Manchester International Airports are easily accessible, 38 and 48 miles Northeast respectively.

Wrexham Industrial Estate hosts 340+ businesses, employing over 10,000 people across automotive, aerospace, food, pharmaceuticals, and engineering sectors, spanning 550 hectares.



Population of 135,000



24 minutes drive from Chester



Access via A483 & A534



Wrexham train station - 10 mins drive



Airports 50 mins



Largest industrial estate in Wales

SPECIFICATION



3 phase power



Eaves Height - 7.4m to 8.2m



Electric roller shutter doors



Slab loading: 35 kN/m



Dedicated car parking allocation



Bespoke fit out available



EPC Rating A



Phone and data infrastructure prepared



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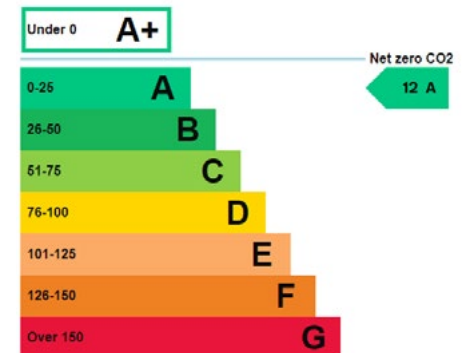


AVAILABILITY

Unit	Area (Imperial)	Area (Metric)
Unit 1I	4,476 ft ²	415 m ²
Unit 1J	5,013 ft ²	465 m ²
Unit 1K	4,995 ft ²	464 m ²
Total	14,484 ft²	1344 m²

**Parking
spaces**

25 spaces
(inc. 4 Disabled)



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