



SPITFIRE
PROPERTY AGENCY

Unit 7 Ash Road South

Wrexham Industrial Estate, LL13 9UG



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TO LET

8,352 sq ft (775.93 sq m)





Summary

- Semi-detached manufacturing/ warehouse unit
- Extensive office/ welfare facilities and a first floor mezzanine
- Situated on an established multi let estate
- Located on Wrexham Industrial Estate with good connectivity to Deeside and Chester
- Well proportioned shared service yard

Description

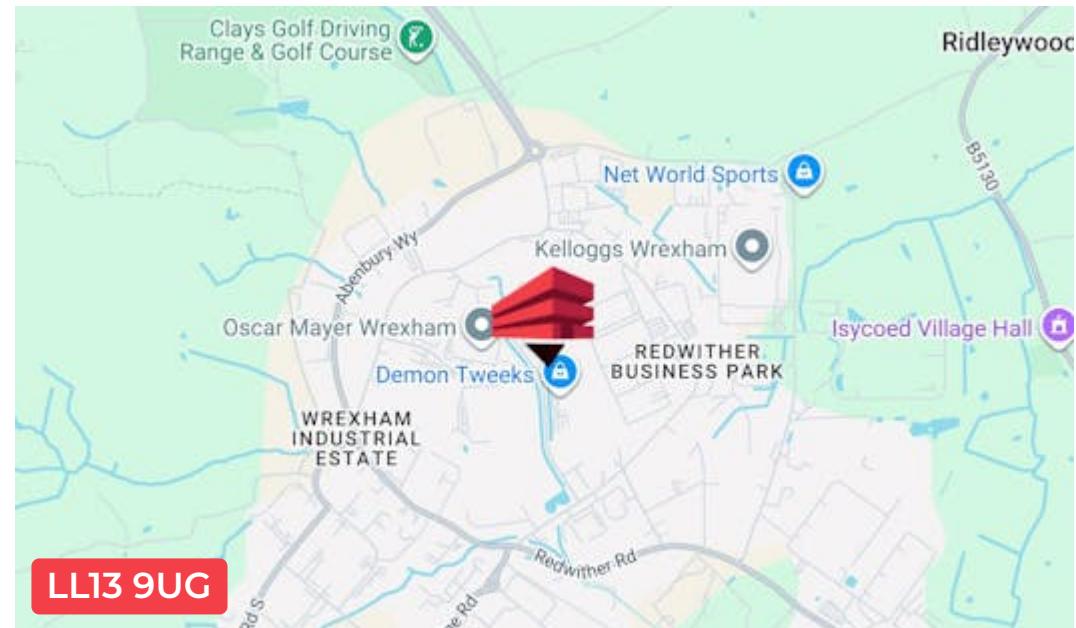
- Steel portal frame construction with insulated steel sheet cladding
- Warehouse and office/ staff accommodation to the ground floor
- Ground Floor reception area and welfare facilities
- Structural and load bearing mezzanine to the first floor
- Servicing by way of a sectional loading door with protective canopy
- Eaves Height of 6.3 metres

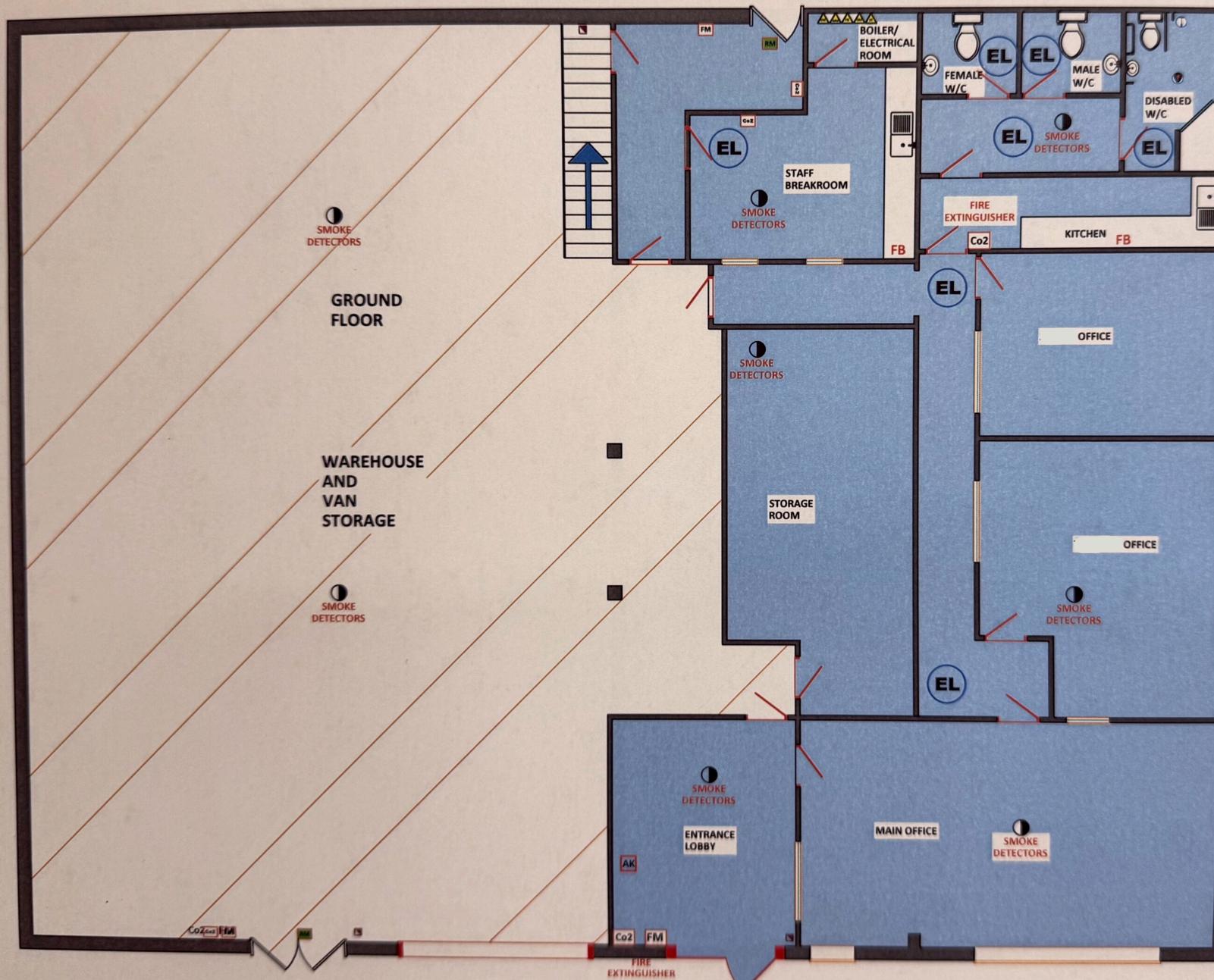
Location

The Property is situated off Ash Road South on the Wrexham Industrial Estate. The Property is located on an established multi let industrial estate.

Wrexham Industrial Estate is one of the largest estates in North Wales and the wider north west region. The estate is serviced by the A483 which connects to Deeside/ Chester.

Nearby occupiers include Wockhardt, Demon Tweaks, Visive, BK Nolte and The Village Bakery







Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	2,800	260.13
Ground - Office/Welfare/ Reception	2,776	257.90
Mezzanine	2,776	257.90
Total	8,352	775.93

Terms

The property is available by way of a new FRI lease on a term to be negotiated.

A rent deposit may be requested dependant on credit checks

Rent

Quoting a headline rent of £52,200 per annum which reflects £6.25 per sq ft

Viewing and Further Information

Please contact the sole agents for viewing arrangements and further information

Plans & Photographs

Any plans or photographs that form these particulars are for reference rather than fact

Business Rates

Rateable Value: £27,500

Rates Payable: £15,620 per annum

EPC

-

Availability

Available Immediately

VAT

Applicable

Legal Costs

Each party to bear their own costs

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

Spitfire Property Agency



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