

# Industrial TO LET

**ROCK**  
REAL ESTATE



## Unit 1 & 3 Wynnstay Industrial Estate, Ruabon, Wrexham, LL14 6EN

New Trade Counter Unit Available Now - Opposite Screwfix

### Summary

Tenure	To Let
Available Size	4,418 sq ft / 410.45 sq m
Rent	Rent on application
EPC Rating	Upon enquiry

### Key Points

- Available now
- 5.5m min eaves
- 14 car parking spaces
- Opposite Screwfix
- Secure yard at rear
- 1 level loading door

DESCRIPTION

Unit 1 - 3 is a brand new modern industrial unit positioned opposite Screwfix. The building is constructed of steel portal frame with insulated clad elevations and roof. The roof benefits from natural light via the natural roof lights. The unit is accessed via one electric level loading door. Further pedestrian doors can be added.

Internally, the unit has been left as a bare shell currently which allows occupier to fit-out to suit. To the rear of the property there is a self contained compound area which can be surfaced and utilised as a yard / loading area if required. The property benefits from 3-phase electric and mains drainage.

LOCATION

The property is situated just off Llangollen road, which provides direct access onto the A483 dual carriage way, running North and South to other major road networks. Ruabon is just over 1 mile away, whilst Wrexham town centre lies approximately 5 miles to the north west with Chester 16 miles away.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,418	410.45
Total	4,418	410.45

VIEWINGS

Strictly via sole agents, Rock Real Estate

TERMS

A new FRI lease is available, terms to be agreed.

TRADE COUNTER OPPORTUNITY

A unique opportunity to secure a new build unit directly opposite the national trade counter operator, Screwfix.



Viewing & Further Information



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