

# Unit 1 Ash Road South

Wrexham Industrial Estate, LL13 9UG



**SPITFIRE**  
PROPERTY AGENCY

Existing Tenant Vacating



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**TO LET**

**7,376 sq ft** (685.25 sq m)





## Summary

- The existing tenant is leaving and undertaking a schedule of works prior to their lease ending
- Semi-detached manufacturing/warehouse unit
- Office and welfare facilities located across the ground and first floor
- 6.3 m eaves height
- 1 principle roller shutter door and one smaller side loading door
- Situated on an established multi let estate
- Located on Wrexham Industrial Estate with good connectivity to Deeside and Chester

## Description

The property is situated in a prominent location at the front of an established multi let industrial estate.

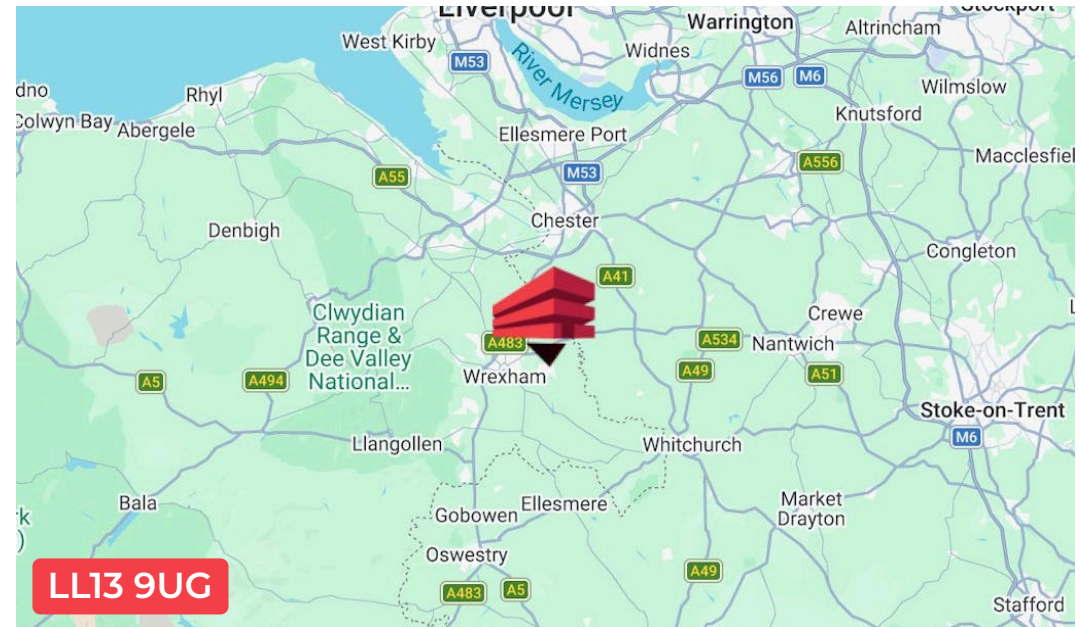
The property comprises the following characteristics:

- 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
- First Floor office split across three well proportioned rooms with a kitchenette
- Servicing by way of a sectional loading door with protective canopy
- There is a smaller side loading door to the side elevation
- Eaves Height of 6.3 metres
- Externally self contained with gates and perimeter fence.
- A dedicated yard with a wrap around to the side elevation.

The existing tenant is not renewing their current lease and are exiting the building. They are currently undergoing dilapidations on the property and the unit will be available as a cleared unit having been re-decorated and cleaned internally and externally.

## 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.







### Accommodation

The accommodation has been measured in accordance with the RICS Code of measuring practice and comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	4,950	459.87
Ground - Welfare/ Office	1,213	112.69
1st - Office	1,213	112.69
<b>Total</b>	<b>7,376</b>	<b>685.25</b>

### 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 £62,700 per annum which reflects £8.50 per sq ft

### Viewing and Further Information

Please contact the sole agents for viewing arrangements and further information

### EPC

A new EPC is in the process of being procured

### EPC

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### 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.

### Plans & Photographs

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

### Business Rates

Rateable Value: £34,500  
 Rates Payable: £17,319 per annum

### Availability

Available September 2026

## Spitfire Property Agency



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