

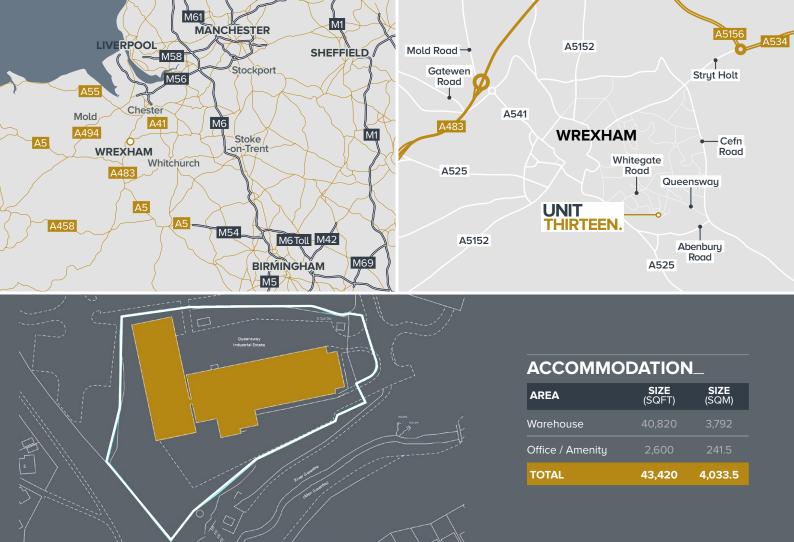
TO LET (MAY SELL)



Queensway Industrial EstateQUEENSWAY • WREXHAM • LL13 8YR

43,420 sq.ft Warehouse (on 2.75 acres)

- Large secure service yards
- Large electrical, gas and water supplies available
- Ground and first floor office/amenity space
- Town Centre fringe
- 35% site coverage
- Rare opportunity to purchase
- Available as a whole or in part
 / 2 separate self-contained units



DESCRIPTION_

The property comprises a detached industrial / warehouse building on a large self contained site.

The buildings are of steel frame construction with internal blockwork and external full height profiled metal cladding. The industrial / warehouse space benefits from good height clearance under a pitched roof with translucent rooflights. The office accommodation benefits from a flat felt roof.

The property is served by two separate large and secure service yards, one to each side of the buildings. Both service yards are generally concrete surfaced to a good standard.

The site is secured with palisade fencing and gates.

LOCATION_

The property is located on Queensway Industrial Estate within the Wrexham City boundary, on the east of the town centre in close proximity to both industrial and residential properties. Wrexham Industrial Estate is nearby and now extends to approx. 1,000 acres, being the largest industrial estate in North Wales.

TERMS_

Available by way of new full repairing and insuring leases for a term of years to be agreed. Alternatively consideration would be given to a sale.

SERVICES

We understand large electricity, gas and water supplies are available.

EPC

Energy Performance Rating of C, this may be improved following the refurbishment works.

RENT/SALE PRICE_

The quoting rent/sale price is available on request.

BUSINESS RATES

The premises are entered into the 2023 rating list with a rateable value of £103,000 giving rise to an approximate rates payable of £55,105pa. Note this is for the whole property.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

ANTI-MONEY LAUNDERING REGULATIONS_

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source offunding will be required from the successful purchaser.

CONTACTS_

For further information or to arrange a viewing, please contact the joint agents:



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Mark Diaper markdiaper@legatowen.co.uk 07734 711409 important Notice 1. Particulairs. These particulairs are not an offer or orstruct, nor port of one You should not regit up anathements by Allus Group LLP or Shallis in the particulars or by word of mouth or in writing (information) as being factually accounted about the property, its condition or its value. Neither Allus Group, ILP or Shallis in or up under the property of the property and accordingly any information given is entirely without responsibility on the part of the apperts, sellerly or lessole; J. Photos etc. The photographs show only certain parts of the property as they appeared of the time they were taken. Areas, measurements and distances given approximate only, and of the property design destinates and the property design of the property than a change of the property may change to the property may change without notice convel design of the property may change without notice. 1862996