



**FOR SALE**  
OR  
**TO LET**

# QUEENSWAY POINT.

## Queensway Industrial Estate

WREXHAM • LL13 8YR

**Flexible industrial space with refurbishment  
and asset repositioning potential.**

Warehouse 1    **27,600 sq ft**

Warehouse 2    **15,820 sq ft**

Combined        **43,420 sq ft**

(on 2.75 acres)

### KEY HIGHLIGHTS

- Available individually or combined
- Break up opportunity with potential to reposition as a multi let industrial estate
- Large secure service yards
- 1 MW (1,000 kVA) power supply available suitable for high energy users
- Refurbishment and fit out packages available, with ability to deliver bespoke works quickly through owner led contracting capability
- Established industrial location close to Wrexham Industrial Estate



# A flexible industrial opportunity with refurbishment potential.

## DESCRIPTION

The property comprises a detached industrial and warehouse facility set on a self contained site extending to approximately 2.75 acres.

The buildings are of steel portal frame construction with internal blockwork walls and external full height profiled metal cladding. The warehouse accommodation benefits from good internal clearance beneath a pitched roof incorporating translucent rooflights.

Office accommodation is provided at ground and first floor level, offering a mix of administrative and welfare space.

Externally, the property benefits from two large, secure service yards, each serving the respective units. The yards are concrete surfaced and the site is enclosed by palisade fencing with gated access.

## REFURBISHMENT AND FIT OUT

Queensway Point provides an opportunity to acquire or lease a building that can be tailored to specific occupier or investor requirements.

Refurbishment and fit out packages are available, with the ability to deliver bespoke works quickly through the owner's contracting capability.

Works can include reconfiguration, office upgrades and wider specification improvements, allowing incoming parties to create a solution aligned to their operational needs.

This approach provides greater certainty on cost, programme and delivery.

## FLEXIBLE OPPORTUNITIES

- Available as a whole or as 2 self contained units
- Suitable for owner occupiers, tenants or investors
- Potential to reposition as a multi let industrial estate
- Opportunity to enhance specification and value through refurbishment

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## ACCOMMODATION

### WAREHOUSE 1

AREA	(SQFT)	(SQM)
Warehouse/Industrial	25,000	2,322
Office and Amenity	2,600	241.5
<b>TOTAL</b>	<b>27,600</b>	<b>2,563.5</b>

### WAREHOUSE 2

AREA	(SQFT)	(SQM)
Warehouse/Industrial	14,070	1,307
Office and Amenity	1,750	162.5
<b>TOTAL</b>	<b>15,820</b>	<b>1,469.5</b>

### COMBINED

AREA	(SQFT)	(SQM)
Warehouse/Industrial	39,070	3,629
Office and Amenity	4,350	404
<b>TOTAL</b>	<b>43,420</b>	<b>4,033.5</b>



# QUEENSWAY POINT.

## LOCATION

Established industrial location in the heart of North Wales' premier employment hub.

Queensway Point is located on Queensway Industrial Estate within the Wrexham urban area, positioned to the east of the town centre.

The property is in close proximity to Wrexham Industrial Estate, one of the largest industrial estates in the UK extending to approximately 1,000 acres and home to a widerange of national and international occupiers.

The surrounding area provides a strong and established industrial and employment base, offering excellent access to labour, infrastructure and supply chain networks.

### NEARBY OCCUPIERS INCLUDE:

Fibrax, Thorncliffe Building Supplies and Lockstock, together with the well established and thriving Whitegate Industrial Estate.

## CONNECTIVITY

Queensway Point benefits from excellent connectivity, with direct access to the A483 providing routes north to Chester (approximately 12 miles) and the M53 motorway, and south towards Oswestry and the wider Midlands network.

The A55 North Wales Expressway is also readily accessible, providing links across North Wales and to the national motorway network via the M56.

The property is well positioned for access to the North West, North Wales and Midlands, making it suitable for a range of industrial and distribution uses.



## FURTHER INFORMATION

### TERMS

The property is available for sale or by way of full repairing and insuring leases for a term to be agreed.

### SERVICES

Substantial electricity, gas and water supplies are available, including approximately 1 MW (1,000 kVA) power capacity.

### EPC

The property has an EPC rating of C, which can be improved through a tailored refurbishment programme.

### VAT

All prices are exclusive of VAT at the prevailing rate.

### BUSINESS RATES

The property is entered in the 2026 Rating List with a rateable value of £100,000. Rates payable are approximately £50,200 per annum for the whole.

### LEGAL COSTS

Each party to bear their own legal costs.

### ANTI MONEY LAUNDERING

The successful purchaser or tenant will be required to provide identification and proof of funding.

### PRICE

Price on application. For further information or to discuss sale or leasing terms, please contact the joint agents.

## CONTACTS

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

**RVW**  
ROBERTS VAIN WILSHAW  
CHARTERED SURVEYORS  
RWCS.CO.UK  
**0161 401 50 60**

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
legatowen.co.uk

**BA Commercial**  
Chartered Surveyors  
**01244 351212**  
bacommercial.com

**Joseph Wilshaw**  
joseph.wilshaw@rvwcs.co.uk  
07917 647 213

**Mark Diaper**  
markdiaper@legatowen.co.uk  
07734 711409

**Fraser Crewe**  
fraser.crewe@bacommercial.com  
07771 912 456

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