

COMMERCIAL &
INDUSTRIAL
AGENTS

DEVELOPMENT &
MANAGEMENT
SURVEYORS

Guy
WOODCOCK
AND COMPANY

0800 083 3216

TO LET



**FACTORY PREMISES
REDWITHER ROAD
WREXHAM INDUSTRIAL ESTATE
WREXHAM
LL13 9RD**

Web Site: www.guywoodcock.com ▪ Email: enquiries@guywoodcock.com

LOCATION

The unit is located on a main arterial road on Wrexham Industrial Estate at the southern end of the site close to Break Engineering and other major employers.

Wrexham Industrial Estate is currently being improved by the creation of the new access road due to be completed in 2012, which will significantly improve access to the industrial estate from the A483 and, consequently, the National motorway network.

DESCRIPTION

The property comprises of a standard workshop unit which extends to a Gross External Area of some 267 m² (2,874 sq ft). The main workshop area of 185 m² (1,986 sq ft) with associated offices and stores alongside. It has the benefit of two full height roller shutter doors and an eaves height of some 5.7m, together with a vehicle inspection pit to part of the workshop area.

There is a separate reception/ office entrance on the ground floor, together with male and female w.c's, a kitchen area and storeroom, a staircase from the workshop area to the first floor which has two offices and a small storeroom.

Office Accommodation Total extends to some 81.4 m² (876 sq ft).

The property stands in an exceptionally good sized site and has a hardcore and fenced area of just over half an acre, as identified on the attached plan. The entrance to the site is via means of a double metal gate and has a concrete post and wire fence surrounding the whole site giving additional security. It also occupies a high profile position on the main arterial road.

RENT

We are seeking a rental of £17,500 per annum exclusive of rates, VAT, and insurance.

TERMS

Occupation by way of a full repairing and insuring lease.

RATES

Rateable Value is £13,250.00 per annum. Rates Payable until 31st March 2012 is £472.58 per calendar month which includes Small Business Rate Relief.

VAT

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

VIEWING

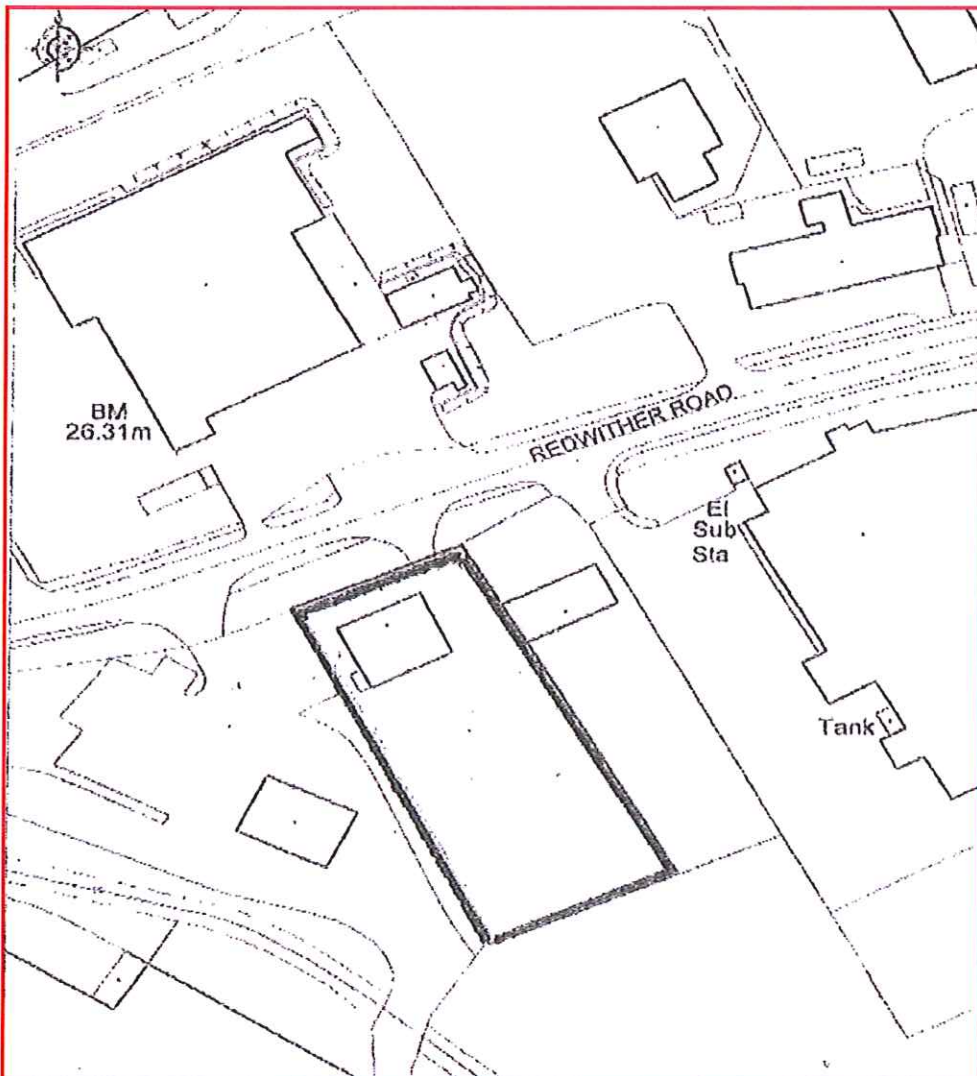
Viewings are strictly by appointment with Guy Woodcock and Company.

Tel: 01244 817160

Email: guy@guywoodcock.com

DIRECTIONS

When entering the Wrexham Industrial Estate from the A483, turn right at the first roundabout, proceed along this road passing a number of turnings on the right and left hand side before reaching The Bridgeway Business Centre on your right hand side. Continue past that passing the Redwither Public House on your left hand side, approximately 100 yards after the property will be located on the right hand side identified by the agents marketing board, adjacent to Break Engineering.



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