

Llay Road Industrial Estate

Llay Road Industrial Estate, Wrexham, LL12 0TU

Warehouse | 2,446 ft²



6 Metre Eaves Height



3 Phase Electricity



Ancillary Offices



WC & Kitchen
Facilities



Large Roller Shutter
Doors



Established Location

Available to Let

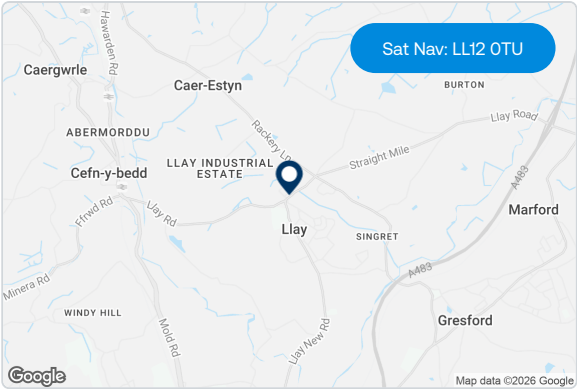
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Description

Purpose built industrial estate of brick and clad construction. All units on site benefit from a large roller shutter door, three phase electricity, 6m eaves height, ancillary offices, kitchen area and toilets facilities. Llay Industrial Estate lies approximately 4 miles North of Wrexham, and is 2 miles west of the A483 dual carriage way - Chester to Wrexham Bypass.



Location

Llay Industrial Estate lies approximately 4 miles north of Wrexham and 2 miles west of the A483 dual carriageway – Chester to Wrexham Bypass.

The estate is within close proximity to the A483, linking the Chester Southerly Bypass, the A55 North Wales Expressway and the M53. To the south the A483 joins the A5 trunk road and the M54 motorway.

(Photographs are indicative)

Further information

EPC	Rent	Terms	Legal costs
Unit 7: B	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 7	Warehouse	2,446	Immediately	1,750
Total		2,446		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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