

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

LastMileFirst | mileway.com



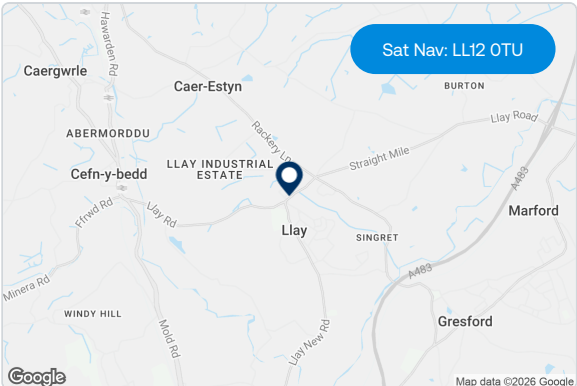


Description

Unit 7 is available for immediate occupation. The property benefits from a large loading door, three-phase electricity supply, approximately 6m eaves height, ancillary office accommodation and WC facilities, all situated within an established industrial estate.

Llay Industrial Estate is located approximately 4 miles north of Wrexham and around 2 miles west of the A483 Chester to Wrexham bypass, providing excellent connectivity to the wider North Wales and North West road network.

The unit is available to let in its current condition. Certain marketing images have been digitally enhanced to illustrate the appearance of the property following clearance works. Interested parties are advised to inspect the property in person, and viewings are strongly recommended.



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)



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 7	Warehouse	2,446	Immediately	1,750	1,020	B
Total		2,446				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

Further information

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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