

# BRYN BUSINESS CENTRE, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT



## TO LET

- Industrial units/workshops and offices
- Affordable rents/flexible terms
- No rates payable to qualifying businesses
- No service charge

Chester

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**BA Commercial**  
Chartered Surveyors

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## LOCATION

Wrexham Industrial Estate lies 3 miles to the east of Wrexham town centre and 3 miles from A483 dual carriageway via the A534 at the Gresford Interchange. The overall development extends to over 1,000 acres, is the largest industrial estate in the area and home to over 150 companies involved in both manufacturing and distribution including JCB, Kelloggs and Hoya.

The property is located along Bryn Lane, from the main approach to the industrial estate on reaching the first mini roundabout, turn left continuing for a quarter of a mile where the subject property can be seen on the right hand side.

Please refer to location plan.

## DESCRIPTION

The Bryn Business Centre is a fully refurbished property which was acquired by Paramount Construction in early 2004. The site benefits from a pleasant rural location with good road access and ample parking facilities. Industrial and office lettings have attracted both local and regional occupiers such as :

- Wates Construction
- Aircovers
- Stolmet Furniture
- CrossFit Wrexham
- Try Thai
- CLC Contractors

The majority of Bryn Business Centre comprises refurbished industrial accommodation of brick elevations beneath a pitched roof. Various units have been converted to either good quality offices or workshops.

## ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
F	536.17	5,771
F2	186.64	2,009
H2	44.41	478
N1	116.13	1,250

## RENTAL

UNIT	£ pax
F	£28,850
F2	12,000
H2	£3,000
N1	£7,000

## LEASE

The units are available by way of new tenancy agreement directly from the landlords. Various arrangements are available on negotiation including the usual commercial leases as well as flexible short terms license agreements.

## RATES

A guide can be provided by the agent.

## SERVICES

Water and electricity are connected to the property subject to statutory regulations.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC

An Energy Performance Certificate can be made available by the agents.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### Chester

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### North Wales

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## CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

Strictly by appointment through the sole agents BA Commercial. Chester Office 01244 351212/North Wales Office: 01745 330077. SEP21 Updated

Howard Cole

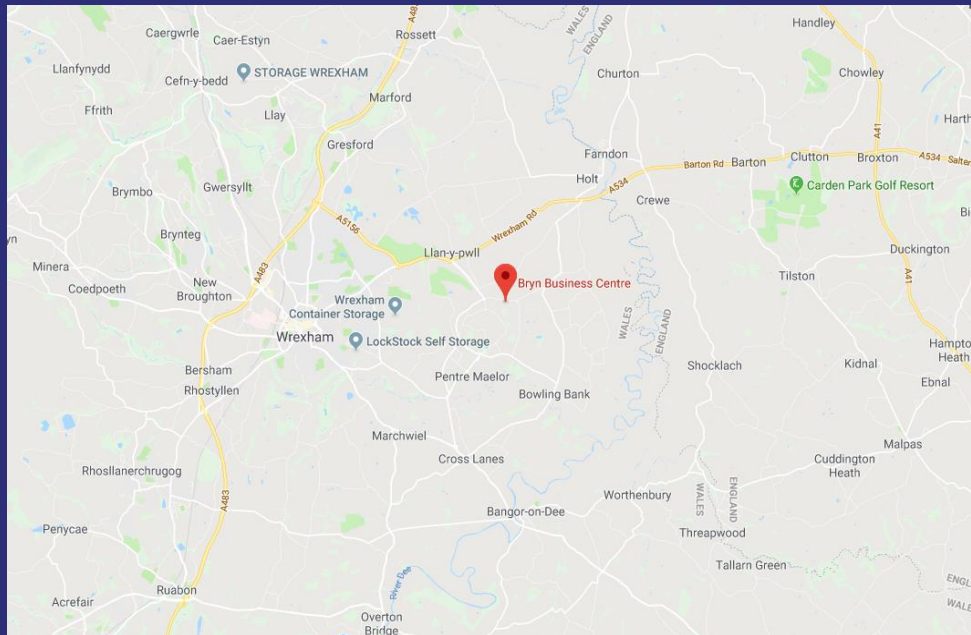
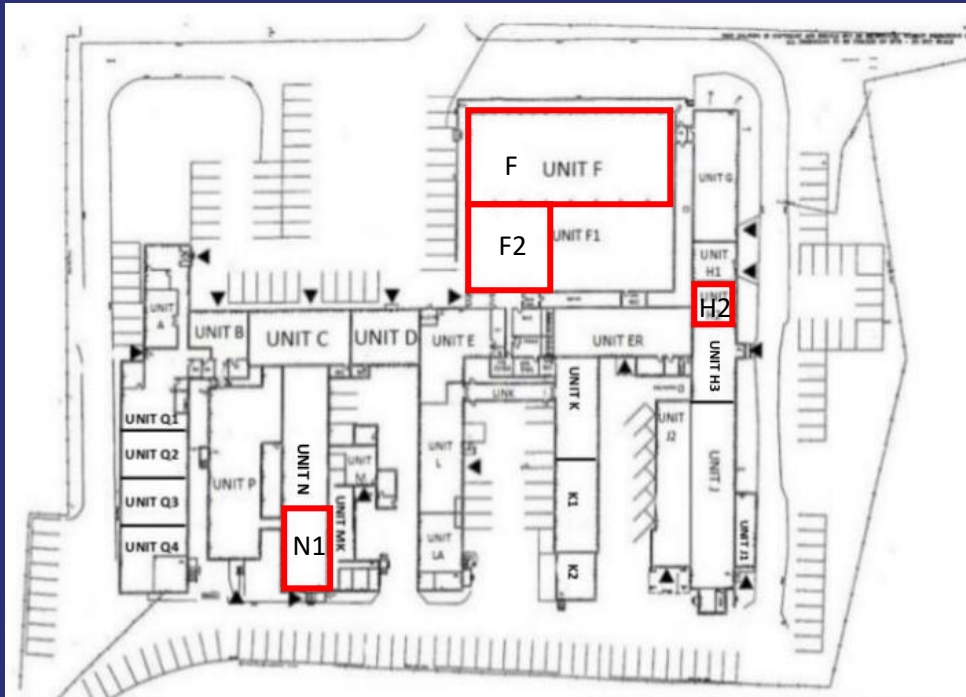
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**SUBJECT TO CONTRACT**



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## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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