

EDWARDS ENTERPRISE PARK, RHOSDDU INDUSTRIAL ESTATE, RHOSDDU, WREXHAM, LL11 4YZ

TO LET

- Three Self-Contained Industrial Units
- Prime Trade Location- Opposite Howdens
- To Be Refurbished
- Dedicated Car Parking
- Available Now
- **Units 2 & 4 Under Offer**

LAST REMAINING UNIT



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

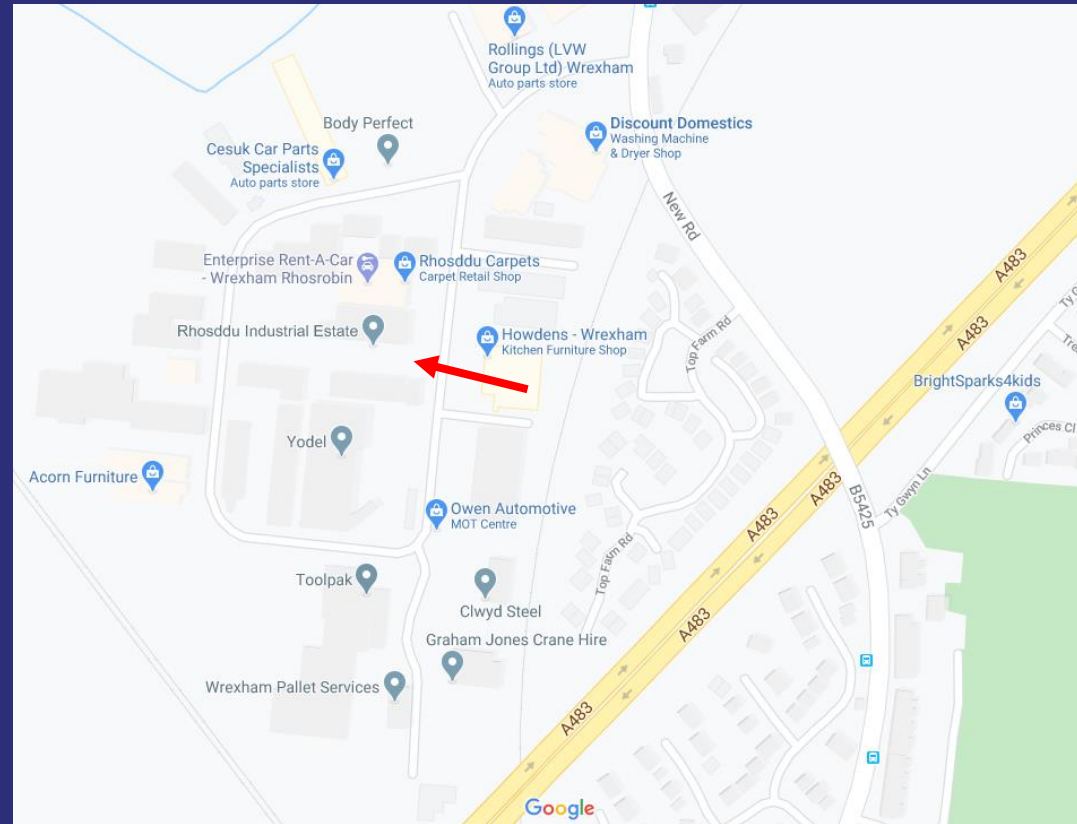
The premises are located on the well-established Rhosddu Industrial Estate. The estate is close to Wrexham town centre, benefiting from good road communications, being located approximately 1.5 miles from the nearest intersection onto the A483 expressway, which in turn offers access to the national road network (M56/M53).

Rhosddu Industrial Estate has attracted a number of national organisations including:

- Volkswagen
- Howdens
- Yodel
- CES
- Enterprise
- Motor Parts Direct
- Body Perfect

In addition, there are a number of established regional and local businesses. Rhosddu is considered as an ideal trade warehouse location, being easily accessible to the motorway network as well as Wrexham town centre and the surrounding areas.

Please refer to location plan



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DESCRIPTION

The properties comprise a terrace of three industrial units together with a shared central courtyard, providing ample car parking and service area, accessed by a secure electrically operated sliding gate.

The units are constructed of steel portal frame, clad with a combination of part brick work together with plastic coated steel insulated panels, beneath a pitched roof, clad with coated insulated sheeting, including an element of light panels together with LED lighting.

UNIT 2

An end terrace unit accessed via a pedestrian door leading to an open plan office, with rear/side ancillary accommodation with a mezzanine storage facility above. The industrial area is accessed via a loading door, providing clear working space.

UNIT 3

A mid terrace industrial building, incorporating a larger area of office accommodation/training room, with male and female accommodation together with small kitchen facility. Excellent industrial space to the rear and side, accessed via a loading door.

UNIT 4

End terrace with pedestrian door leading into office accommodation, good quality space provided, with front loading door access. To the front is a self-contained yard with direct access from the Estate road.

ACCOMMODATION/AREAS

The properties have been measured up in accordance with the RICS Code of Measuring Practice as follows:

UNIT	SQ M	SQ FT
2	265.65	2,859- U/O
3	330.68	3,599
4	216.89	2,335 – U/O

RENTAL

UNIT	£ pax
2	17,155- U/O
3	21,600
4	16,400- U/O

LEASE

The properties are available by way of a new Full Repairing and Insuring lease, for a period of years to be agreed.

RATES

To be re-assessed.

SERVICE CHARGE

The Estate and building are maintained to a high standard and a service charge is levied to cover these costs.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

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VAT

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

EPC

Full copies of the Energy Performance Certificates are available upon request from the agents.

LEGAL COSTS

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

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.

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.

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 01244 351212. REF: July21

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07387 647578

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:

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- 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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