

UNIT 2, RHOSDDU INDUSTRIAL ESTATE, WREXHAM, LL11 4YZ



TO LET

- Good quality industrial/warehouse premises
- Established trade location
- Self-contained secure yard
- 429 sq m (4,618 sq ft)
- Available Spring 2022

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 property is located on the well-established Rhosddu Industrial Estate. The estate is close to Wrexham town centre, benefiting from good road communications, being located approximately one mile 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

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

DESCRIPTION

The property comprises traditional industrial/warehouse accommodation, provided within a terrace, constructed of steel portal frame, clad with brick work and part plastic coated steel sheets, beneath a roof clad with asbestos cement panels, which include an element of roof lights.

The property benefits from a yard to the front which measures approximately 18 m x 15 m.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code Of Measuring Practice as follows:

UNIT	SQ M	SQ FT
Unit 2	429.00	4,618
Height to haunch	4.18 metres	
Height to eaves	5.2 metres	

RENTAL

£27,500 per annum exclusive

LEASE

The property is available to let on new Full Repairing & Insuring leases for a term of years to be agreed.

RATES

A guide can be provided by the Agents

EPC

The Energy Performance Asset Rating for this property is E – Certificate Reference Number: 0020-0135-4609-4925-1002. A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

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

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.

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 01244 351212. Ref: JAN22
howard.cole@bacommercial.com
07387 647578

SUBJECT TO CONTRACT

Chester

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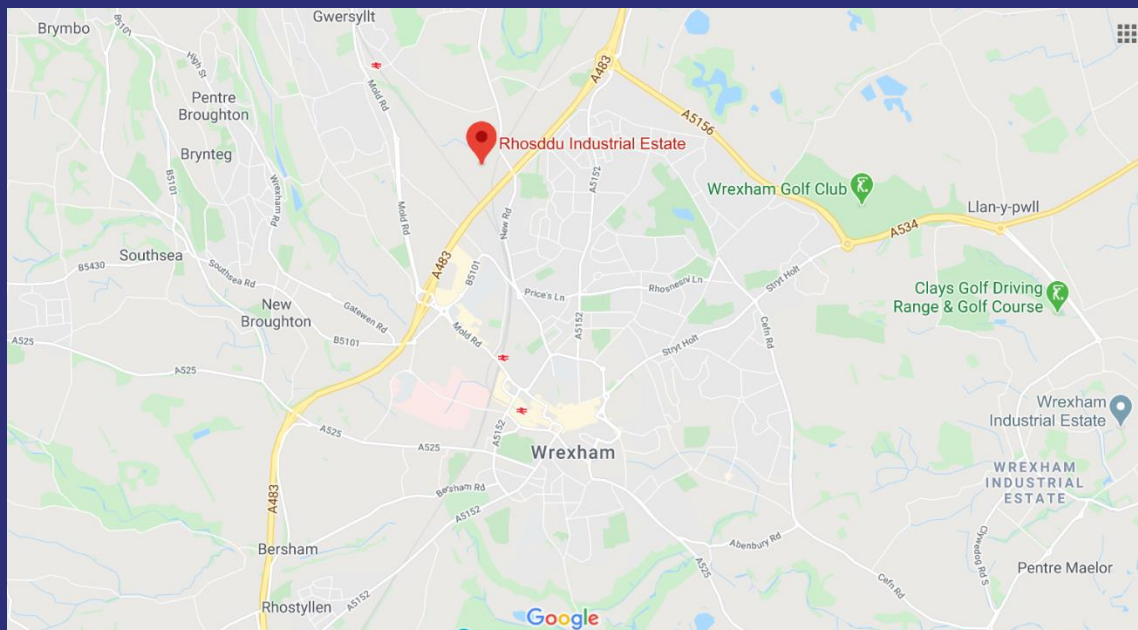
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IMPORTANT NOTICE

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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