

CROESFOEL INDUSTRIAL PARK WREXHAM LL14 4BJ



TO LET

- Trade Counter/Business Units
- From 231.70 sq m (2,493 sq ft) to 465.3 sq m (5,007 sq ft)
- Excellent Location Adjacent To A483 T
- Nearby Occupiers Include Booker, Huws Gray, Ford, Vauxhall & Peugeot
- **Available Summer 2022**

Chester

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

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E enquiries@bacommercial.com

W www.bacommercial.com

BA Commercial
Chartered Surveyors

CROESFOEL INDUSTRIAL PARK

WREXHAM LL14 4BJ

LOCATION

The property occupies a well located site within Croesfoel Industrial Park, a highly successful location which has attracted the following occupiers:

- Booker
- Vauxhall – Peugeot – Ford
- Huws Gray
- Charles Owen
- Starbucks
- Subway
- Esso - PFS

Croesfoel Industrial Park is located on Junction 2 of the A483 T, which has dual carriageway access straight through to the A55 which then links to the national motorway network via the M53.

Please refer to location plan.

DESCRIPTION

The development comprises a single terrace of 5 units, constructed in 2020 and providing excellent modern industrial and warehousing accommodation.

The specification is as follows.

- Steel portal frame construction - providing clear working space
- Plastic coated insulated cladding to elevations and roof
- Roof lights
- Sectional up and over doors to warehouse
- Good car parking provision
- Male and female lavatories

Please note that whilst the buildings have been constructed on an individual basis, they can be easily combined to be let as a total single building.

Please note that to the side of Unit 5, there is a self contained yard area that would be included in the letting.

LEASE

The new units will be available To Let on Full Repairing & Insuring leases for a term to be agreed.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice on a GIA as follows:

Unit	Sq M	Sq Ft
4	233.60	2,514
5	231.70	2,493
Combined	465.3	5,007

RENTAL

Unit	£ Pax
4	16,500
5	18,000
To include self-contained yard.	

RENTAL DEPOSIT

A rent deposit may be requested depending on credit check.

SERVICE CHARGE

The estate is maintained to a high standard and a service charge is levied in this regard.

RATES

The VOA website confirms the properties have the following Rateable Values:

Unit	RV
4	£7,000
5	£7,100

Interested parties are advised to contact the Local Rating Authority.

SERVICES

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

Chester

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North Wales

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EPC

Energy Performance Certificates can be provided by the agent.

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.

VAT

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

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: June2022

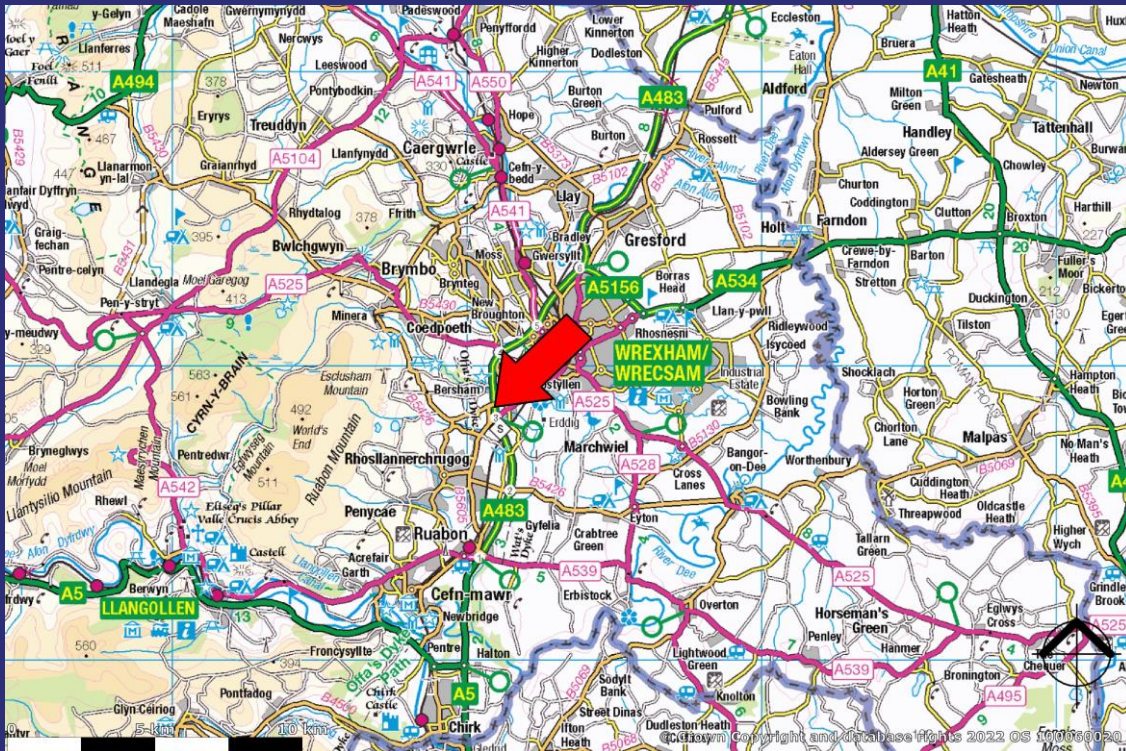
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SUBJECT TO CONTRACT



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IMPORTANT NOTICE

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