

# UNIT 1 PACIFIC PARK, BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PN

## TO LET

- New Build Industrial/Warehouse Unit
- Prime Location- Wrexham Industrial Estate
- Self-Contained Site
- Potential Office Accommodation
- Nearby Occupiers include JCB, Kellogg's, Ipsen, Hoya & Wockhardt
- **Available Now**



#### Chester

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## LOCATION

The property benefits from a prominent location on the principal road leading through Redwither Business Park, which forms part of the well-established Wrexham Industrial Estate, which lies approximately 3 miles east of the town centre, and 3 miles from the A483 Dual Carriageway, linking to the M53 and National Motorway Network beyond.

Wrexham Industrial Estate is one of the main industrial locations within the North West, having attracted many substantial national and regional organisations, as well as local businesses. Prominent occupiers on the estate are as follows:

- Kelloggs
- JCB
- Hoya
- Village Bakery
- Wockhardt
- IPSEN
- Unimaq

Please refer to location plan.



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## DESCRIPTION

Pacific Park comprises two new build industrial/warehouse units constructed of steel portal frame clad with plastic coated metal insulated panels beneath a roof of similar materials incorporating approximately 15% light panels.

Pacific Park is a self-contained site with extensive car parking and yard areas.

The units are finished to a good specification incorporating 9 meter eaves, provision for ground and first floor office and 2 electrically operated sectional up and over doors with dimensions of 4m wide x 5m high.

## RENT

Available upon application.

Rent is to be paid quarterly in advance by standing order.

## RENT DEPOSIT

A rent deposit may be requested depending on credit check.

## ACCOMMODATION/AREAS

The units have been measured in accordance with the RICS Code of Measuring Practice on a GIA basis as follows:

Accommodation	Sq m	Sq ft
Unit 1	1,198	12,900

Please note that first floor accommodation is also available upon application.

## RATES

The agents can provide a guide as to the Rateable Value.

## SERVICES

Mains water and electricity are understood to be connected to the property subject to statutory regulations. The units benefit from 3-phase electricity.

## VAT

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

## EPC

Energy Performance Certificates will be available through the agent upon completion of the units.

## 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](#)

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## 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: SEP22

Howard Cole- [howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com) – 07387 647578

Fraser Crewe- [fraser.crewe@bacommercial.com](mailto:fraser.crewe@bacommercial.com) – 07771 912456



## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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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.
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