

**WAREHOUSING**  
**PROSPECT PARK, LLAY INDUSTRIAL ESTATE**  
**WREXHAM, LL12 0PB**



**TO LET**

- High Bay Warehousing Available
- 9M to Eaves
- 2093.13 Sq. M (22,712 Sq. Ft)
- Well Established Industrial Location
- £4 Per Sq. Ft.
- Racking Available

**Chester**

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

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**North Wales**

BA Commercial, Hanover House,  
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**T** 01745 330077

**W** [www.bacommercial.com](http://www.bacommercial.com)

# WAREHOUSING

## PROSPECT PARK, LLAY INDUSTRIAL ESTATE

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#### LOCATION

The property is located on the well-established Llay Industrial Estate which has attracted substantial organisations, together with a large number of regional and local occupiers.

Llay Industrial Estate provides a popular location due to the accessibility of the A483 (T) Wrexham to Chester bypass which is approximately 1.5 miles in travel distance to the A483 (T), which connects with Junction 12 of M53 Motorway.

Please refer to location plan.

#### DESCRIPTION

The available space forms part of an existing former factory warehouse facility providing a storage / warehousing opportunity. The unit features high eaves and ancillary office and WC accommodation. The unit is currently fitted with racking which can be made available via separate negotiations.

Externally the property benefits from good shared yard areas both to the front and rear elevations via two roller shutter doors.

The site benefits from high power output.

#### ACCOMMODATION/AREAS

SQ M	SQ FT
2,093.13	22,712

9 Meter to Eaves

#### RENTAL

£91,000 pax

#### LEASE

The unit is currently tenanted however vacant possession will be provided upon completion of a new lease, for a term of years to be agreed.

#### SERVICE CHARGE

The property is maintained to a good standard and a service charge is levied in this regard.

#### SERVICES

All mains services will be available or connected to the property subject to statutory regulations.

#### RATES

Further information is available via the agents.

#### EPC

The Energy Performance Rating for the property is C. Certificate Reference Number: 0260-9972-0311-0611-9060.

#### 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.

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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.

#### 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.

#### VIEWING

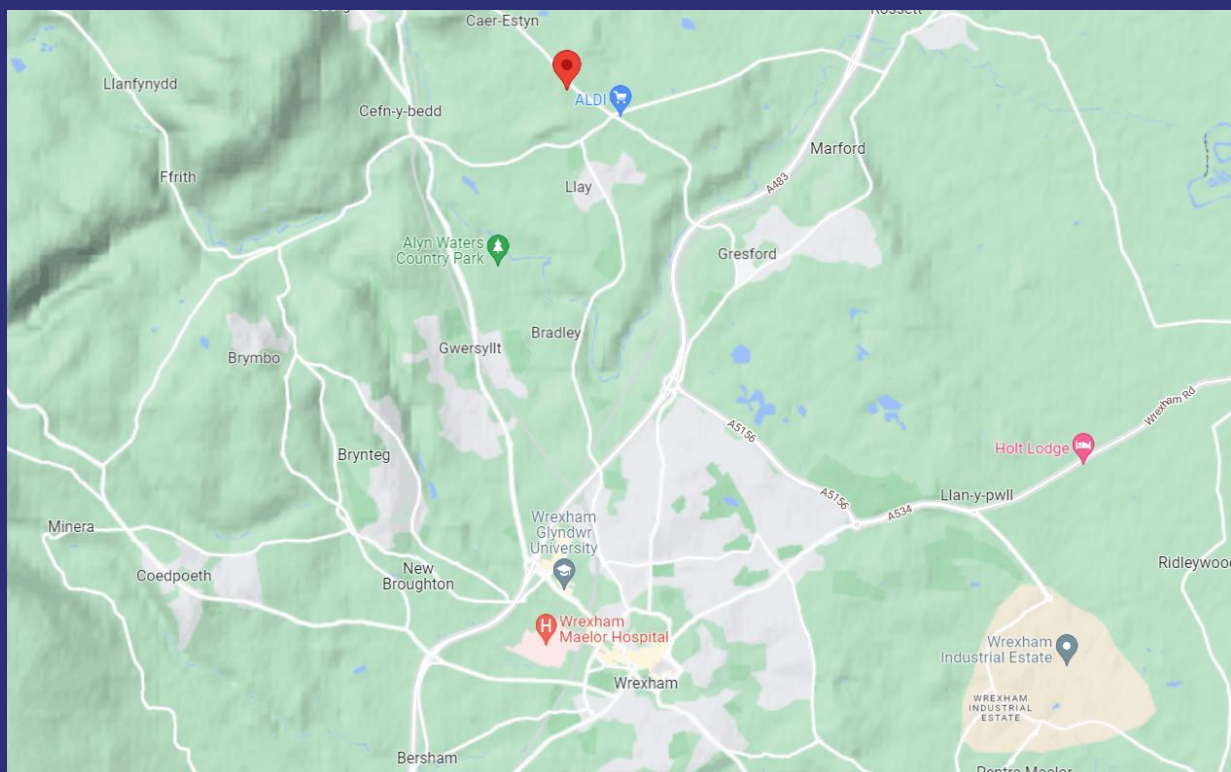
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Sept22

**Robbie Clarke**

07741 320910

[robbie.clarke@bacommercial.com](mailto:robbie.clarke@bacommercial.com)

**SUBJECT TO CONTRACT**



#### 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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