



**TO LET**



Pacific Park, Bridge Road North,  
Wrexham Industrial Estate

**Fully racked warehouse with offices**  
**24,668 Sq Ft (2,292 Sq M)**

No. 1 Portland Street  
Manchester  
M1 3BE

**Tel: 0161 234 0777**  
**Fax: 0161 746 8547**

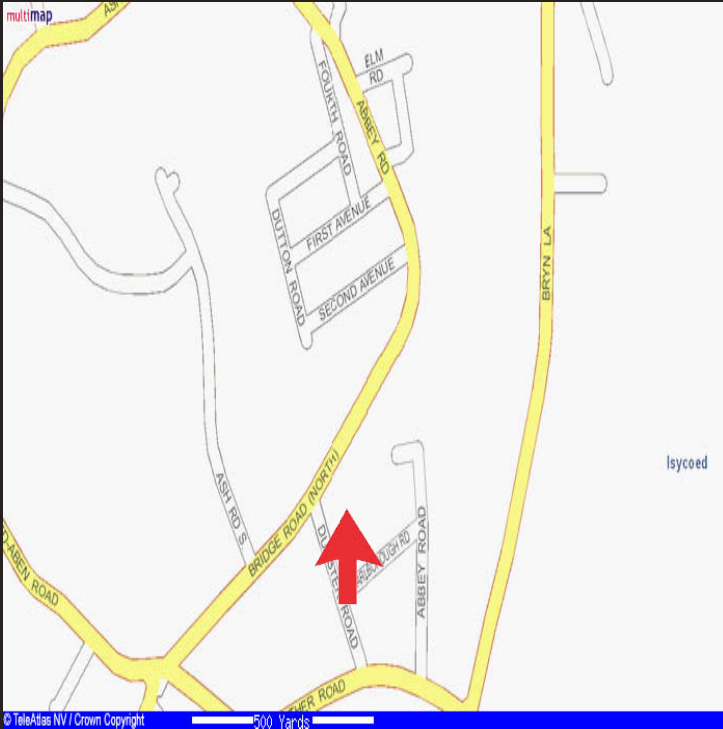


**Commercial Property**  
Advisers and Agents

[www.tfcproperty.com](http://www.tfcproperty.com)

**0161 234 0777**

# PACIFIC PARK, WREXHAM



## LOCATION

The property is prominently situated fronting Bridge Road North on the established Wrexham Industrial Estate and form part of the Pacific Park industrial and office park. Road links are good with Wrexahm town centre being approximately 1.5 miles away, whilst the A55, the main thoroughfare which provides access to Chester, North Wales and the M56 is but a short distance.

## DESCRIPTION

The premises comprise a warehouse of steel portal fram construction, having brick and blockwork elevations under profile metal cladding underneath a profile metal decked roof.

The warehouse is at present racked and our client are willing to consider leaving this in situ for an incoming tenant.

Contained within the building are male and female WC's and a canteen facility as well as a small mezzanine area. Access is provided via an electronic roller shutter door, that in turn leads to a communal yard area and parking

## ACCOMMODATION

Measured in accordance with the RICS code of measuring practice we calculate the warehouses proved the following gross internal areas:-

	SQ FT	SQ M
WAREHOUSE	22162	2058
OFFICES	2506	233

## TERMS

The premises are availablr to rent on terms to be agreed.  
Rent upon aplication

## RATES

We advise all interest parties to make their own enquires to the local authority.

## VAT

Unless otherwise stated all prices and rent quoted will be liable to VAT at the prevailing rate.

## VIEWING

Strictly by appointment witht the sole agents, TFC on 0161 234 0777.

SUBJECT TO CONTRACT

