



FOR SALE/TO LET

UNITS 2, 3 & 3A PACIFIC PARK
MALBOROUGH ROAD
WREXHAM INDUSTRIAL ESTATE
LL13 9JT



Partially Racked Warehouse & Storage/Industrial Facility on Secure Site

- 83,000 sq ft (7,711 sq m) approx. on 3.7 Acre (1.5 Ha) site.
- Range of accommodation available
- Partially racked.
- Eaves from 4.2 – 4.9 metres (apex 10.34m)
- Secure site
- Asset management opportunity
- Rare freehold opportunity.

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



FOR SALE/TO LET

0161 234 0777

UNITS 2, 3 & 3A PACIFIC PARK MALBOROUGH ROAD WREXHAM INDUSTRIAL ESTATE LL13 9JT

LOCATION

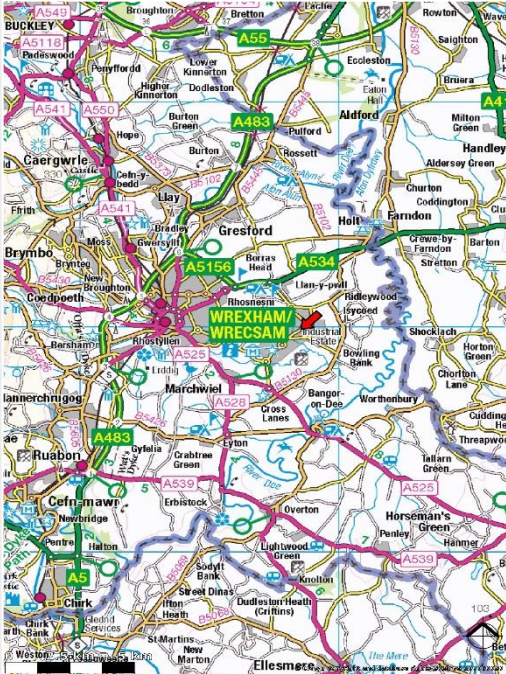
The subject property is situated on Malborough Road but has frontage to Bridge Road North on the well-established Wrexham Industrial Estate, which lies approximately 3 miles east of the town centre, and 3 miles from the A483 Dual Carriageway, linking to the M53 and National Motorway Network beyond.

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.

DESCRIPTION

The subject property comprises effectively three interconnected industrial warehouse and storage buildings. Unit 2 is of north light roof construction and provide functional storage or manufacturing accommodation. Unit 3 is a wide bay steel portal frame building which is fully racked and unit 3a is a traditional brick built warehouse under a metal framed roof.

There are admin offices that can be accessed from units 2 and 3a. Externally there is a small former boiler house that is used as storage as a concreted yard area.



ACCOMMODATION

Measured on a gross internal basis the accommodation provides the following areas: -

Description	Sq M	Sq Ft
Unit 2 inc Offices	4,124	44,393
Unit 3	2,471	26,584
Unit 3a	1,117	12,028
Total	7,712	83,005

Site Area 3.7 Acres (1.5 Ha)

RATEABLE VALUE

We would advise interested parties to make their own enquiries as to rate to the local authority.

TENURE

Freehold

EPC

Available upon request

TERMS

Our clients a seeking to dispose of their freehold interest or will alternatively consider renting the premises on full repairing and insuring terms for a period of years to be agreed incorporating regular rent reviews.

VAT

Will be applied at the prevailing rate.

PRICE/RENT

£3.25 million or £325,000 per annum excl.

VIEWING

Via the sole agents TFC on 0161 234 0777.



Disclaimer: TFC (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TFC or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TFC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item; iii) no employee of TFC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TFC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.