



**UNIT 2B ADVANCE PARK INDUSTRIAL ESTATE RHOSHYMEDRE  
NR WREXHAM LL14 3YR**

**SITUATED APPROXIMATELY 1 MILE FROM THE A483  
AND 5 MILES FROM WREXHAM, A WORKSHOP  
UNIT EXTENDING TO APPROXIMATELY 3,750 SQ.FT.  
INCORPORATING OFFICE ACCOMMODATION**

**LI/A1192**

**TO LET £10,300**

**W**ingetts Commercial



**29 Holt Street, Wrexham  
Tel: 01978.353553**

**[www.wingetts.co.uk](http://www.wingetts.co.uk)**



## **SITUATION**

The premises are situated on the long and well established Advance Park Industrial Estate, approximately 5 miles from Wrexham and within one mile of the A483, which gives access to Wrexham, Chester, Oswestry and the motorway networks.

## **DESCRIPTION**

The premises comprise part of a single storey factory unit which has been divided to provide a variety of commercial units. The accommodation provides front offices, together with rear workshop/light industrial accommodation.

## **ACCOMMODATION**

Entrance door to entrance hall

**Front Office 1**                      12'6" x 12'

**Office 2**  
**(L shaped)**                      15'6" x 9'6"

plus 10'6" x 6'3"

Rear hallway giving access to

**Rear Workshop**                      providing approximately 3,400 sq.ft. of accommodation with 4'6" front, double door access

**Ladies and Gents w.c.**

## **Outside**

Front car parking.

## **NOTE**

The Landlords may be prepared to consider the installation of a rear roller shutter door, subject to terms and conditions .

## **SERVICES**

The property has the benefit of mains water, electricity and drainage connected, subject to statutory regulations. (Water included in rental figure).

## **OUTGOINGS**

Rateable Value                      £9,600.00

Rates Payable                      £4,540.80

## **TERMS AND CONDITIONS**

The premises are offered To Let on an internal repairing and insuring lease, on a term to be agreed **at a commencing rental of £10,300 per annum exclusive**, payable quarterly in advance by bankers order. In addition to the rent a service charge is payable of £50 per quarter. The Landlord to insure the property and bill back the tenant annually. A deposit of one months rent is payable at the commencement of the lease, which will be returned, subject to the property being vacated in a satisfactory condition.

## **EPC**

In the course of preparation.

## **VIEWING**

By appointment through the Agents.