



**UNIT 2C ADVANCE PARK INDUSTRIAL ESTATE RHOSYMEDRE
NR. WREXHAM LL14 3YR**

**SITUATED APPROXIMATELY 1 MILE FROM
THE A483 AND 5 MILES FROM WREXHAM,
A WORKSHOP UNIT EXTENDING TO
APPROXIMATELY 1,900 SQ.FT. INCORPORATING
OFFICE AND SERVICE ACCOMMODATION**

LI/A1193

TO LET £5,225

Wingetts Commercial



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

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

Rear access door with steel security door to

Entrance Hall with access to

Office 15'3" x 9'

Access to

Main Workshop

Area 45' x 40' which currently incorporates a partitioned office and further office with a w.c. (to be installed). Front roller shutter door.

Outside

Rear car parking and outside storage available.

SERVICES

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

OUTGOINGS

Rateable Value £4,550.00

Rates Payable £2,152.15

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 £5,225 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.