



**UNIT 5 ADVANCE PARK INDUSTRIAL ESTATE RHOSYMEDRE  
NR. WREXHAM LL14 3YR**

**SITUATED APPROXIMATELY 1 MILE FROM  
THE A483 AND 5 MILES FROM WREXHAM,  
A DETACHED OFFICE/WORKSHOP UNIT  
EXTENDING TO 1,000SQ.FT. WITH  
SERVICE ACCOMMODATION**

**LI/A1194**

**TO LET £2,750**

**Wingetts 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 a detached, brick built unit providing open plan accommodation and w.c. off.

### **ACCOMMODATION**

Side entrance door to

**Main Unit** 51' 19' providing open plan accommodation

Access off with step down to

**W.C.** with wash hand basin

### **Outside**

Extensive car parking available.

### **SERVICES**

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

### **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 £2,750 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.