

CAMBRIAN WORKS
STATION APPROACH
WREXHAM
LL12 2AA

B8

01244 451 000

www.b8re.com

FOR SALE / TO LET

**FLEXIBLE LEASE TERMS
AVAILABLE**



74,966 SQ FT (6,964.6 SQ M) DETACHED INDUSTRIAL UNIT / 4.22 ACRE PLOT

LOCATION

Cambrian Work is detached industrial facility which occupies a plot extending to 4.22 acres in a strategic location in the heart of Wrexham.

The site is situated within 0.5 miles of A483 the main arterial route serving Wales running from Swansea in the south to Chester in North.

The site is strategically located immediately adjacent to Wrexham General Station and would also be suitable for a wide range of alternative uses - subject to planning permission

DESCRIPTION

The property is a large industrial/warehouse facility formed of two buildings and large canopied area. Constructed of part brick part profile metal clad elevations.

- Secure self contained site
- Level access loading doors
- 6m eaves height (To underside of haunch)
- Concrete surfaced loading yard
- Low site cover c.35% (on area excluding canopy)

ACCOMMODATION

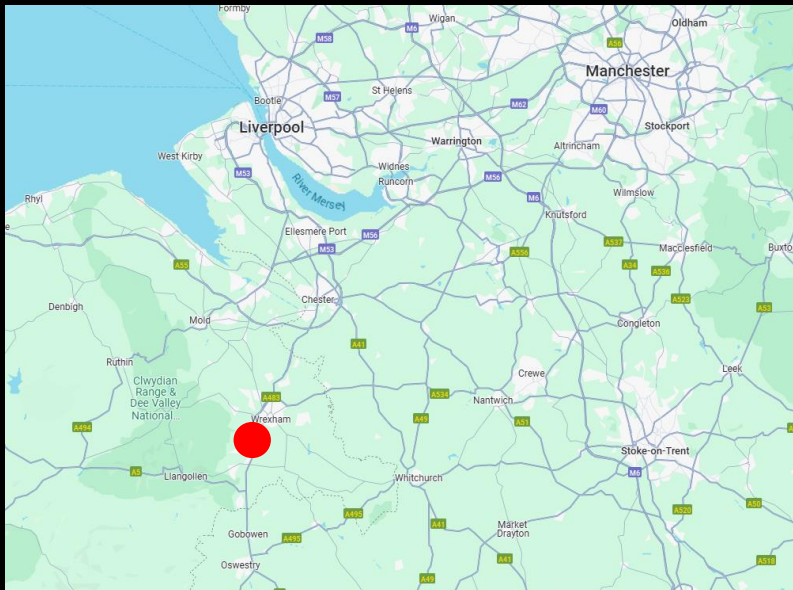
We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ M	SQ FT
TRADE COUNTER/SHOWROOM	884.2	9,517
WAREHOUSE	2,972.5	31,000
STORES	242	2,605
FIRST FLOOR OFFICES	201.1	2,165
MEZZANINE	960.1	10,334
TOTAL	5,259.9	56,616
CANOPY	940.5	10,124
Detached Brick Stores	764.2	8,227
TOTAL	6,964.6	74,966





 **LL12 2AA**



TERMS

New Full Repairing and Insuring lease

TENURE

Freehold / Leasehold

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

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