



**UNIT 1D 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, 400 SQ.FT.
INCORPORATING OFFICE ACCOMMODATION.**

LI/A1191

TO LET £3,850

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 1 mile of the A483, which gives access to Wrexham, Chester, Owestry and the motorway networks.

DESCRIPTION

The premises comprise a former joinery workshop, providing an open area with 3 partitioned offices. The property is of a timber framed construction, clad with timber panels.

ACCOMMODATION

Double door access to

Unit 1D 1,400 sq.ft. incorporating three partitioned offices, pedestrian door access.
Concrete floor.

Outside

Extensive car parking available on site.

SERVICES

The property has the benefit of mains electricity connected, subject to statutory regulations.

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 £3,850 per annum exclusive**, payable quarterly in advance by bankers order. In addition to the rent a service charge of £50 per quarter is payable. The Landlord insures the property and bills 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.

VIEWING

By appointment through the Agents.

EPC

In the course of preparation.