

Cambrian Works Wrexham

Station Approach,
Wrexham, LL11 2AA

Warehouse
Available to let | 73,972 sq ft



Short term flexible lease available

Office and Warehouse

73,972 sq ft



**Secure
self-contained site**



**Level access
loading doors**



6.m eaves height



**Concrete surfaced
loading yard**



**35% site coverage -
4.22 acre yard**

This well-presented industrial/warehouse facility comprises two buildings linked by a large canopy. The property sits within a secure, self-contained site and offers a practical layout ideal for a range of industrial or logistics operations.

The unit benefits from 6m eaves, level-access loading doors and a concrete-surfaced loading yard, supporting efficient goods movement and day-to-day functionality. With a low site coverage of approximately 35% (excluding the canopy), the property offers significant external yard space—perfect for vehicle circulation, storage, or potential expansion.

Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Availability
Trade Counter/Showroom	Warehouse	9,517	Immediately
Warehouse	Warehouse	31,000	Immediately
Stores	Warehouse	2,605	Immediately
First Floor Offices	Office	2,165	Immediately
Mezzanine	Warehouse	10,334	Immediately
Canopy	Warehouse	10,124	Immediately
Detached Brick Store	Warehouse	8,227	Immediately
Total		73,972	





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 the 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.

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[Book a viewing](#)

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Further information:

EPC
EPC is payable upon request.

Terms
Available on new full repairing
and insuring leases.

VAT
VAT will be payable where
applicable.

Legal Costs
All parties will be responsible
for their own legal costs
incurred in the transaction.

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