

## Cambrian Works Wrexham

Station Approach, Wrexham, LL11 2AA

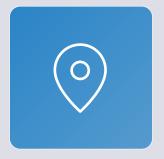
Warehouse Available to let | 73,972 sq ft



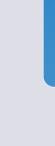
Location

#### Office and Warehouse

#### 73,972 sq ft



Secure self-contained site





Concrete surfaced loading yard



Level access loading doors



35% site coverage - 4.22 acre yard



6.m eaves height

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

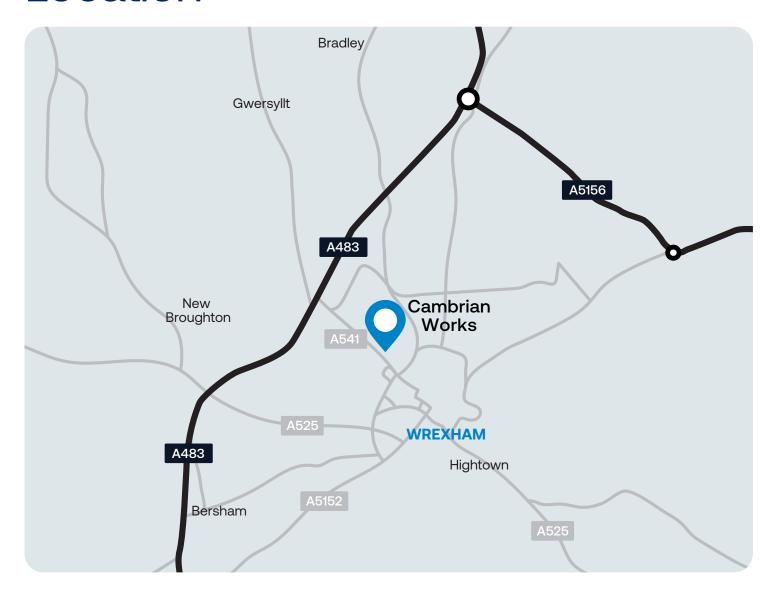
Unit	Property Type	Area (Sq Ft)	Availability
Trade Counter/ Showroom	Warehouse	9,517	Immediately
Warehouse	Warehouse	31,000	Immediately
Stores	Warehouse	2,605	Immediately
First Floor Offices	Office	2,165	Immediately
Mezzanine	Warehouse	10,334	Immediately
Canopy	Warehouse	10,124	Immediately
Detached Brick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



The Space Specification The Site Aerial Location Contact



#### 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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#### Mileway

George Brereton northwest@mileway.com 01925 358160



Alex Perratt 07951 277612 alex@b8re.com

#### 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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