



TO LET - To be refurbished

Units 1a, 1b & 1c Wrexham Midpoint, Dolydd Road, Wrexham, LL13 7TF

Detached trade counter / industrial unit (may split)

10,261 sq ft (953.4 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a detached trade counter / industrial unit and benefits from:

- Portal frame construction
- Roller shutter loading doors
- Office / staff accommodation
- Fenced and gated site
- Dedicated yard / car parking

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Unit 1a	217.49	2,341
Unit 1b	240.65	2,590
Unit 1c	495.26	5,330
Total	953.4	10,261

Terms

The property is available leasehold.

Rent

Rent on application.

Rent Deposit

A rent deposit may be requested dependent on credit checks.





Business Rates

The buildings will need to be re-assessed for rating purposes.

Service Charge

The tenant will contribute in the usual way to the estate/common area service charge and reimburse the building insurance premium. Further information on request.

Utilities

Mains electricity, drainage, water and gas are understood to be available or connected to the property subject to statutory regulations.

Energy Performance Certificate

The units have an EPC rating of C.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing Business Premises

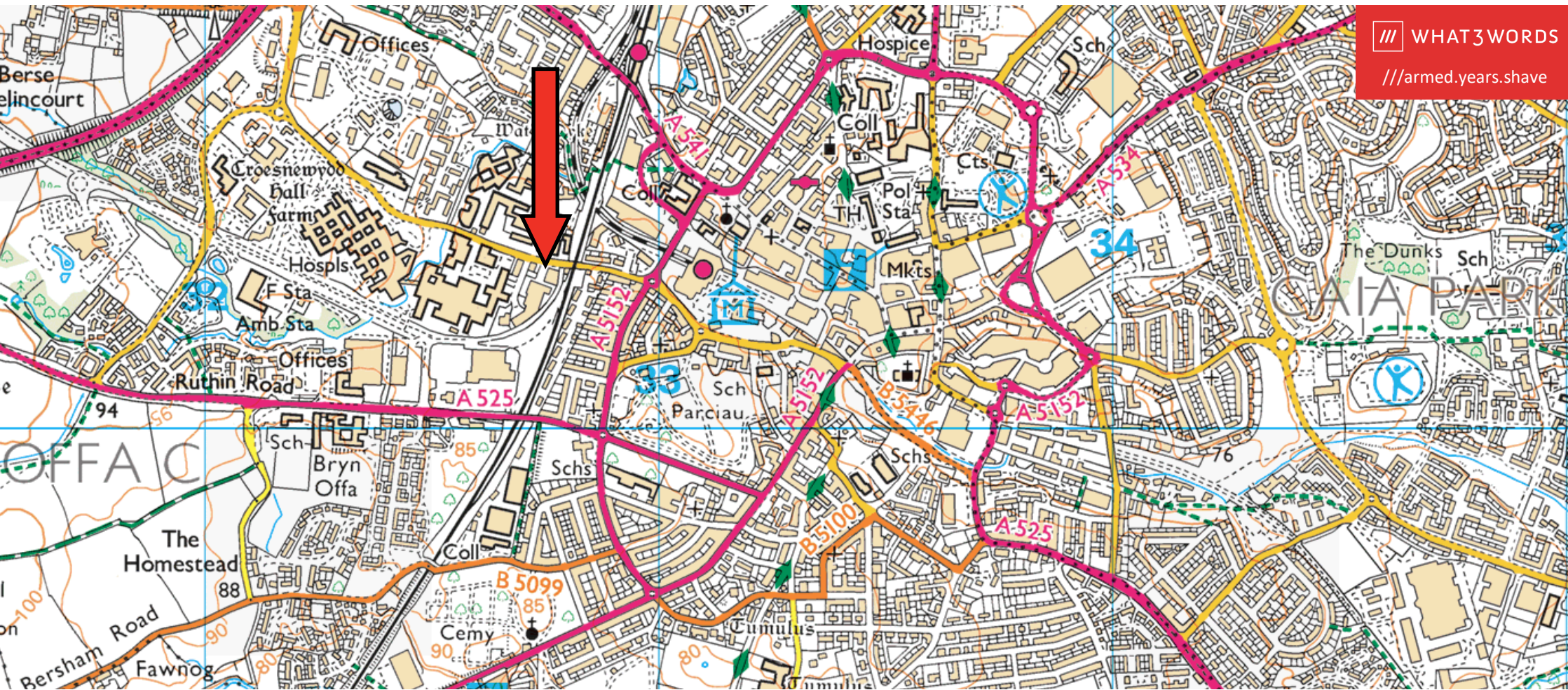
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.



Location

Wrexham Midpoint fronts Watery Road with additional access off Dolydd Road adjacent to Wrexham Maelor Hospital.

Wrexham City Centre is a short distance down Watery Road leading to Island Green Shopping Centre and Wrexham Station. The A483 dual carriage way is easily accessible at junctions 4 and 5.



Contact:



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DATE PREPARED: **March 2025**



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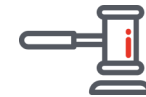
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