

TO LET

3,639 sqft
338.07 sqm



UNIT 5 PANDY BUSINESS PARK, PLAS ACTON ROAD, PANDY, WREXHAM, LL11 2UD
SEMI-DETACHED INDUSTRIAL UNIT

Legat Owen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

DESCRIPTION

The property comprises a semi-detached warehouse/industrial building of steel portal frame construction incorporating profile metal sheet roofing with translucent roof lights and benefits from:

- Warehouse/Office hybrid
- Kitchen facilities
- Fully fitted trade counter entrance
- 4 Office suites
- Close to Junction 6 of the A483 Wrexham by-pass
- Large car park

ACCOMMODATION

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

	GIA sqm	GIA sqft
Warehouse	202.53	2,180
Offices	135.54	1,458
TOTAL	338.07	3,638

TERMS

The property is available on a new full repairing and insuring lease direct from the landlord for a term to be negotiated.

RENT

The rent is £25,500 per annum plus VAT. Rent is payable quarterly in advance by Direct Debit.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.



CONTACT

RUPERT CHADWICK-DUNBAR - 01244 408239 / rupertchadwickdunbar@legatowen.co.uk



BUSINESS RATES

The property has a rateable value of £11,500.
Therefore rates payable will be in the order of £6,250.

SERVICE CHARGE

The property has a service charge to cover communal maintenance.
Further information is available from the agent.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

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.

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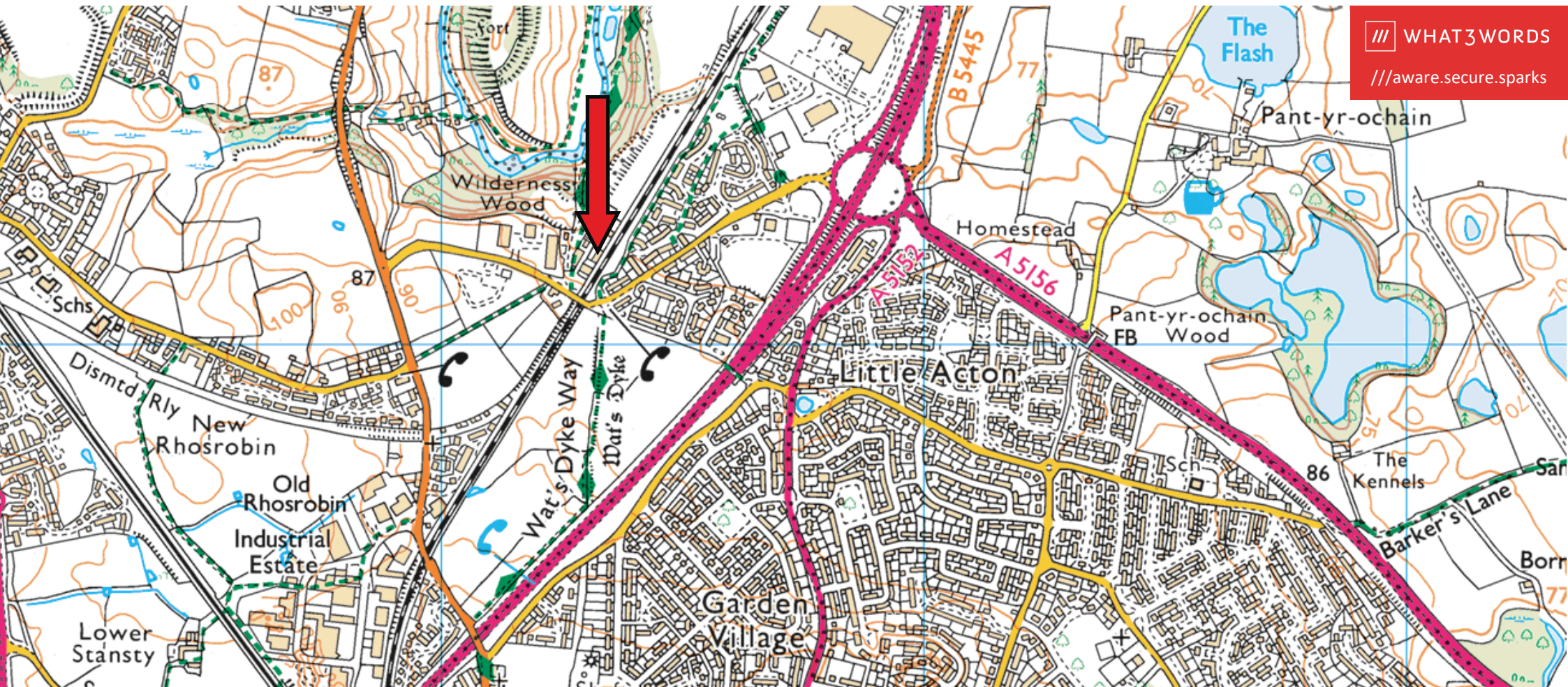
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LOCATION

The property is located close to Junction 6 of the A483 Wrexham by-pass. The property is situated at the head of Plas Acton Road alongside the A483. As such it is readily accessible to Wrexham and the surrounding areas. The A483 provides a dual carriageway route to Chester and the M56 in the north and Oswestry, Shropshire and Telford to the south.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: JANUARY 2024