



Industrial / Warehousing

Rackery Lane

Rackery Lane, Llay Industrial Estate,
Wrexham, LL12 OPB

**From 2,137 sq m (41.8 sq ft)
up to 4,487 sq m (416.8 sq ft)**

FOR SALE / TO LET

Contact:

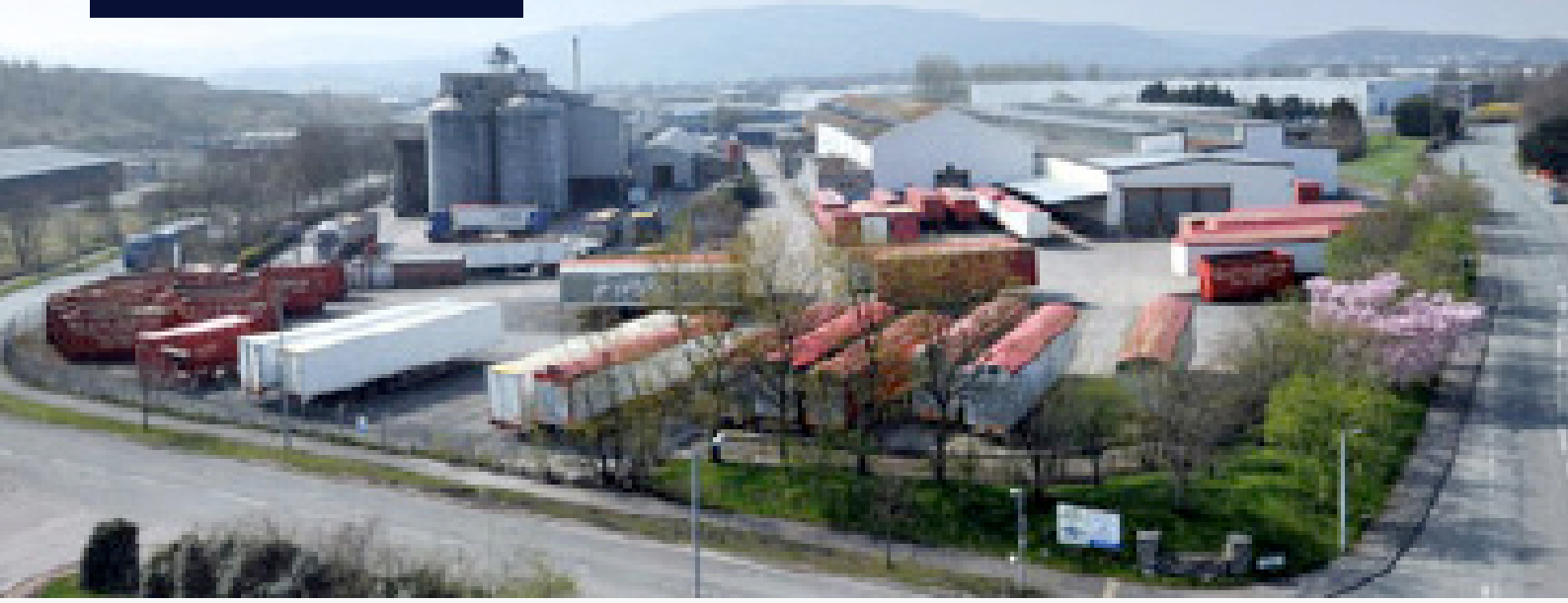
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- Plenty of external yard space with ancillary office space
- Well established site of regional and local occupiers
- Flexible lease terms available



Location

The property is located on the well established Llay Industrial Estate having excellent accessibility to the A483 Wrexham to Chester Bypass, which is approximately 1.5 miles away. The A483 connects with Junction 12 of the M53 motorway. The property has frontage to the B5373, which provides access to the A55 North Wales Expressway, approximately 5 miles to the north.

Description

The premises comprises a large industrial facility spread over 16.78 acres split into 3 distinct sections, each capable of separate occupation and further sub-division. Works are ongoing to create smaller self contained industrial and business units with various sizes.

Rental

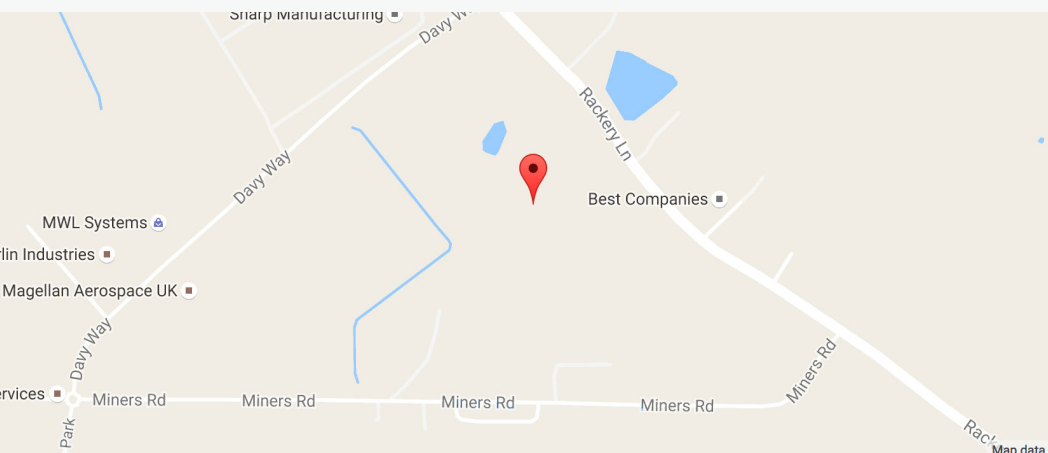
Rents vary from £1.85 to £3.50 per sq ft depending on the amount of space occupied. Smaller areas with roller shutter door access, yard space, and designated parking are available from 450 sq ft upwards.

Bespoke Solutions

Our works are ongoing and therefore please speak to us about your specific requirements. We may be able to tailor our building works suit your needs and provide you with a unit matching your exact size, space and layout requirements.

Legal Costs

Each party to bear their own legal costs.



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Misrepresentation Act: These particulars shall not form any part of any contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in particulars and must satisfy themselves as to their accuracy by their own investigation before entering into any contract. Each party to bear their own legal costs. March 2012