



# TO LET

## WAREHOUSE & OFFICE

### 11,859 sq.ft. (1,101.7 sq.m.)

Unit M, Llay Industrial Estate, Rackery Lane, Llay, Wrexham LL12 0PB

- End terrace unit
- 3 Loading bays
- Extensive modern offices

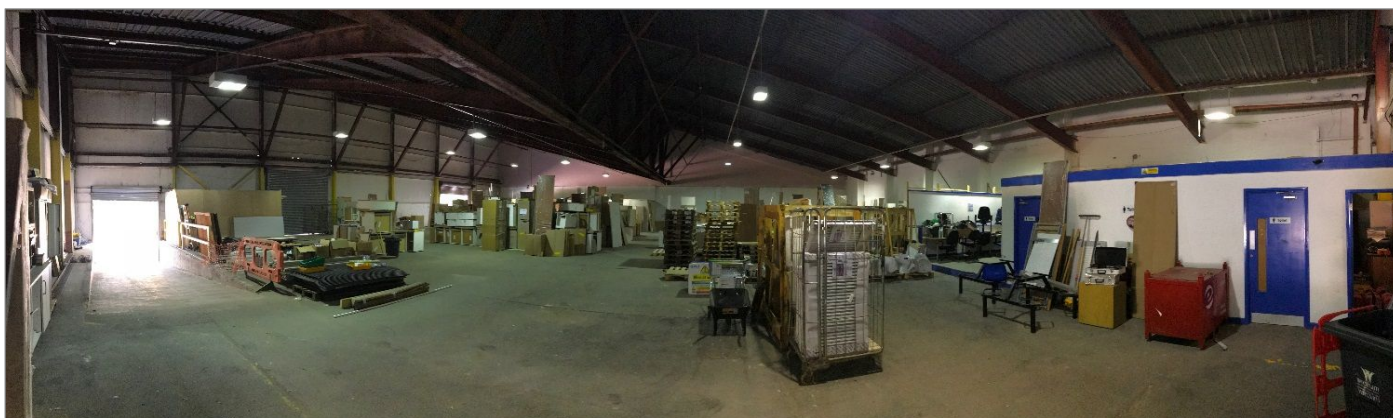
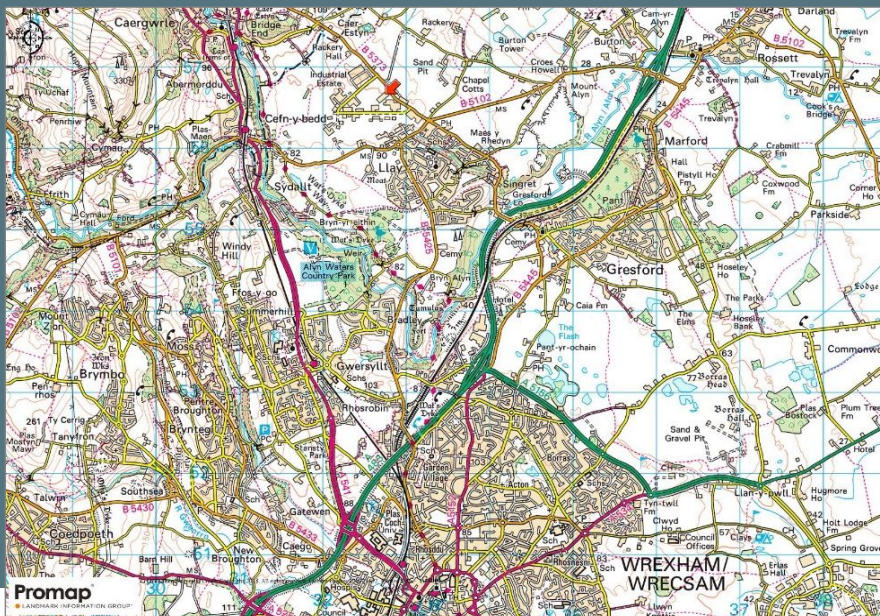
#### LOCATION

The unit is located on the well-established Llay Industrial Estate, which lies just 4.5 miles from Wrexham town centre. The unit benefits from direct access to the Wrexham by-pass (A483), which allows for wider access to the A55/M53 junction to national motorway connections.

The premises are well situated on a secure compound within the Llay Industrial Estate, and is serviced by palisade fencing and a gated entrance to the Estate.



Unit M  
 Llay Industrial Estate  
 Rackery Lane  
 Llay  
 Wrexham LL12 0PB



### Description

The end terraced unit is located within the former Sharpe Building, and is fully overclad. The premises benefit from generous office space, with a mezzanine level. The accommodation is serviced by sodium lighting and concrete slab flooring in the warehouse, with the modern office space having suspended ceilings, LED lighting and double glazed windows.

The units are accessed via a single pedestrian door to the office accommodation, and three roller shutter doors into the warehouse.

### Areas

Warehouse (GIA)	10,360 ft <sup>2</sup>	962.5 m <sup>2</sup>
Ground Floor Space	736 ft <sup>2</sup>	68.4 m <sup>2</sup>
Mezzanine Office Space	762 ft <sup>2</sup>	70.8 m <sup>2</sup>
<b>TOTAL</b>	<b>11,859 ft<sup>2</sup></b>	<b>1,101.7 m<sup>2</sup></b>

### Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£41,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value	£24,250
Rates Payable	£11,640

For Rates Payable information interested parties are advised to visit [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)  
 Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

### EPC

E122

### Services

The property benefits from all the main services including a three phase power supply.

### Legal Costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

### Viewing

Strictly through the agents:

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