



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

**FREEHOLD INDUSTRIAL UNIT
APPROX 2,019 SQ M (21,730 SQ FT)
ON 1.06 HA (2.61 ACRES)**

FOR SALE



**UNIT 6 PACIFIC PARK
BRIDGE ROAD NORTH . WREXHAM INDUSTRIAL ESTATE.
WREXHAM . LL13 9PL**

UNIT 6 PACIFIC PARK . BRIDGE ROAD NORTH WREXHAM INDUSTRIAL ESTATE . WREXHAM . LL13 9PL

SITUATION

The property is situated on the south side of Bridge Road North, close to the junction with Dunster Road, in the Redwither sector of Wrexham Industrial Estate. Wrexham Industrial Estate is accessed off the A534 which provide access via the A483 to the Motorway Network. Wrexham Town Centre is approximately 5 miles to the west and Chester is approximately 14 miles to the north.

Wrexham Industrial Estate covers approximately 550 hectares and has a wide variety of industrial occupiers including JCB and Kellogg's. Adjacent occupiers to the subject property include Proserve, Servite UK Limited and Coolpoint.

DESCRIPTION

The property forms part of the former British Tissue site. Constructed in the 1980's, the property comprising a semi-detached steel portal framed workshop, together with an extensive area of fenced hardstanding and roughly surfaced storage land.

The workshop extends to a total gross internal floor area of approximately 1714.52 sq m (18,455 sq ft), with a canopied loading area of approximately 285 sq m (3,068 sq ft), on a site extending to approximately 1.058 ha (2.61 acres).

The building is of single span steel portal frame construction to 6 m (20ft) eaves, clad in brick and profile metal sheeting, incorporating translucent panels to the roof. Loading access is via three full height roller shutter doors on the northern elevation.

Three crane gantries have been constructed in the workshop, to support Abus 10t travelling cranes and a 5000 kg travelling crane.

The floor is reinforced concrete, lighting is from high intensity units and there are florescent strips around the perimeter.

Externally, there is concrete hardstanding beneath a canopy to the north elevation and this extends to the access gate and around the side of the building. The remainder of the site is roughly surfaced in compressed hardcore and earth and there are earth bunds to the northern boundary.

The site is fenced around the perimeter, with a mixture of Palisade and chain link fencing.

SERVICES

We understand that all the usual main services with the exception of gas are available and connected to the property.

ACCOMMODATION

The accomodation was inspected on 17 August 2009. The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practise. The gross internal floor is as follows:

DESCRIPTION	AREA SQ M	AREA SQ FT
MAIN WORKSHOP	1,714.52	18,455
PLANT & LOCKER ROOM	19.27	207
LOADING CANOPY	285.00	3,068
PORTACABIN WC'S & OFFICES	Not measured	Not measured
TOTAL	2,018.79	21,730

RATING

We understand from enquiries of the Local Authority that the property is assessed as "Warehouse & Premises" at a Rateable Value of £45,750.

The current Uniform Business Rate for 2009/2010 is 48.9p.

TOWN PLANNING

We understand that the property has full consent for the existing B2 General Industrial use.

Earlier this year planning consent was granted for improvement of both the northern and southern access routes in to Wrexham Industrial Estate.

We understand the intention is to connect a dual carriageway which links up with the A534 to feed directly into the estate from the north and also to construct a direct link off the A525 at Cross Lanes to the south.

The target for this road improvement is 2012, subject to funding.

TENURE

FREEHOLD - Title CYM359174.

TERMS

Offers are invited for the benefit of the freehold interest

VAT

There has been an election to charge. Prices, outgoings and rentals may be liable for VAT.

VIEWING

Strictly by appointment with the sole agents, Wignall Brownlow LLP.
Contact Jonathan Brownlow on 0161 839 6409, or email: jdb@wignallbrownlow.co.uk

SUBJECT TO CONTRACT

Date of publication - September 2009.



**WIGNALL
BROWNLOW**

CHARTERED SURVEYORS

TEL:0161 839 6409 . FAX: 0161 839 5290
334 DEANS GATE . Manchester . M3 4LY

jdb@wignallbrownlow.co.uk