

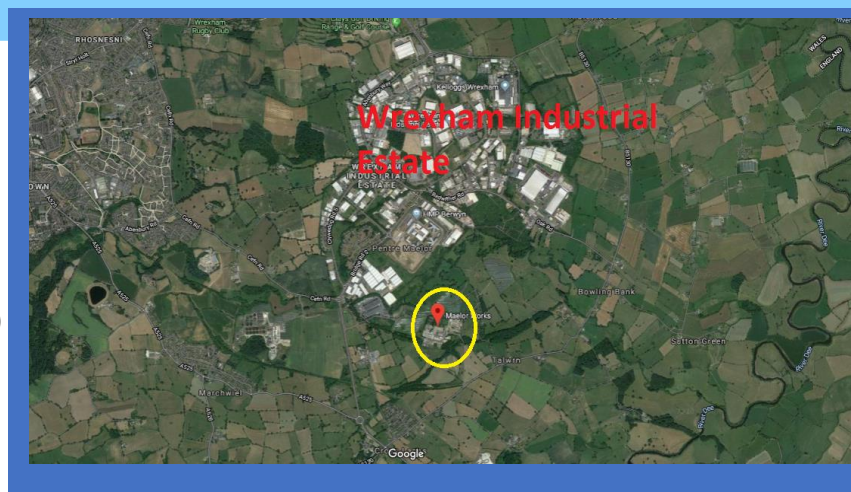


Maelor Works, Marchwiell, Wrexham, LL13 0EW

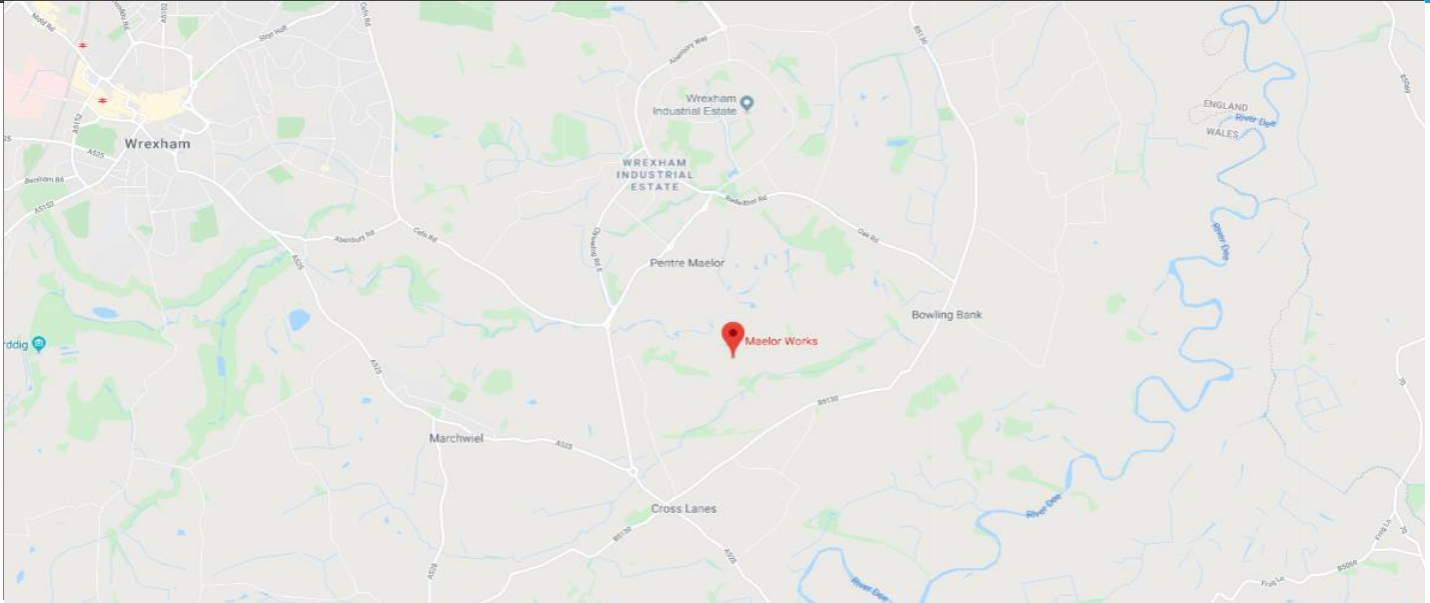
Up to 13 acres available to rent

Secure Surfaced Land (with units & office space) available to rent

- Surfaced land
- Secure gated site
- Plots available from 1acre upwards
- The site is serviced (electric & water)
- **RENT ON APPLICATION**



Maelor Works, Marchwiell, Wrexham, LL13 0EW



Location

Maelor Works is located off the B5130 and is located approximately 1.5 miles South of Wrexham Industrial Estate.

The site is also within 3 miles of Wrexham Town.

Description

Maelor Works offers a secure surfaced site where various size plots ranging from 1 – 13 acres can be offered.

There are also a couple of small offices and warehouse units that can be offered.

The available unit/office sizes are as follows:

Unit Number	Size (sq ft)
1	1,942
2	5,855
3	3,645
6	5,312
8	4,308
10	3,530
13	2,842

Rental

The property is available on a leasehold basis.

The rent is available on application

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

BC REAL ESTATE**0161 636 9202**
bcrealestate.co.uk