

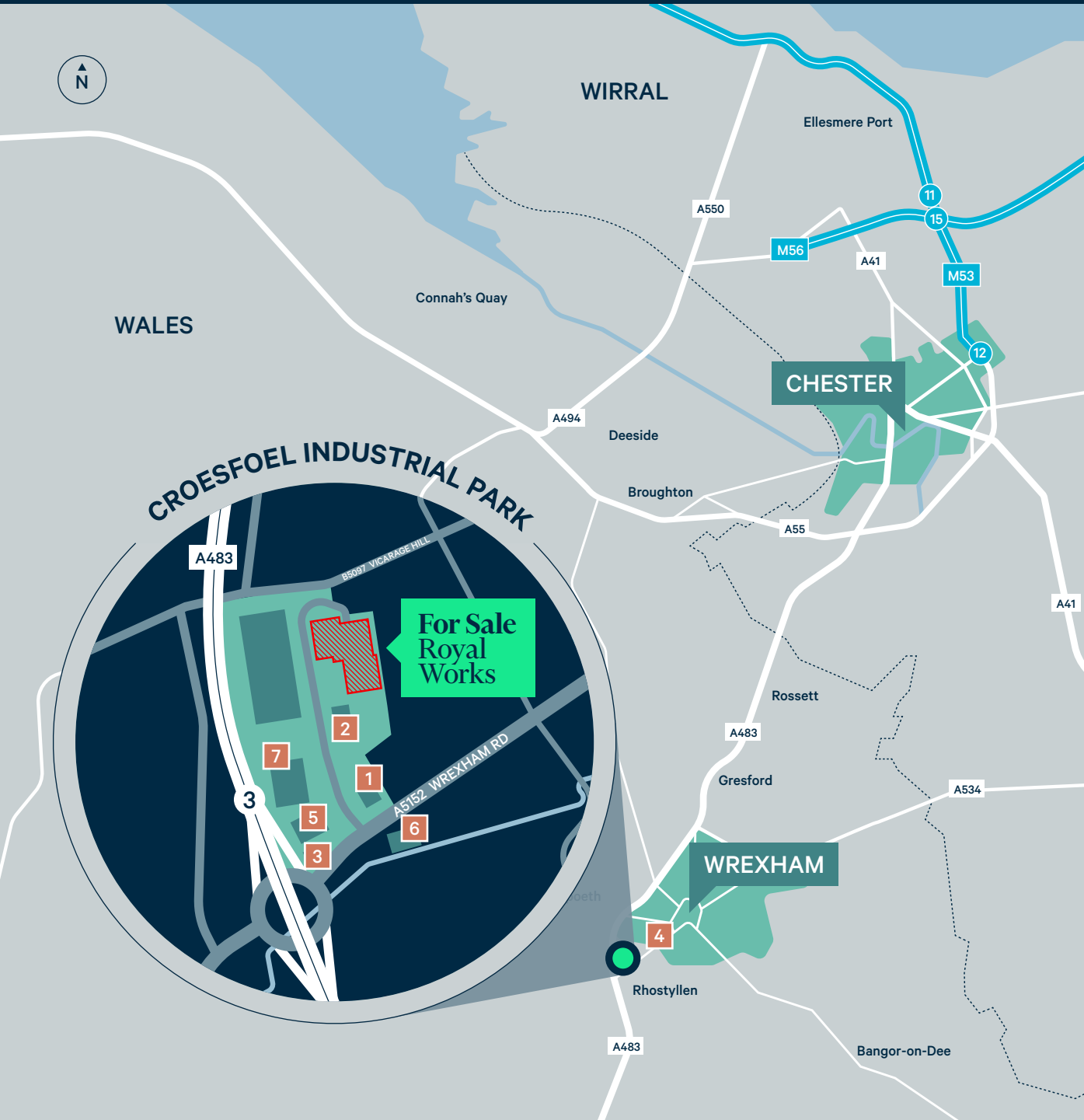
# For Sale Royal Works

81,704 sq ft (7,590.91 sq m)



CROESFOEL INDUSTRIAL PARK  
WREXHAM  
LL14 4BJ





# Location

Croesfoel Industrial Park is prominently located at **Junction 3** of the **A483 (T)** at Rhostyllen, being **3 miles south** of Wrexham Town Centre and benefiting from excellent road communications to the National Motorway Network nearby.

Croesfoel Industrial Park has attracted substantial organisations which include the following:

1



2



3



4

BOOKER

5

Travelodge

6

Evans Halshaw

7

HUWS & GRAY

The Industrial Market within Wrexham has significantly improved in recent years with high demand for good quality buildings.

ORIGINAL  
BUILDING  
46,286 SQ FT

# Original Building

The property comprises a purpose-built detached owner occupation industrial/ warehousing building within a landscaped environment providing good quality office, production and warehouse facilities.

The main office area is approached via the car park and is of single storey construction outside the steel frame, access via a full height glazed atrium entrance which leads to a modern reception and general office area which incorporates:

- Directors Suite
- Boardroom
- Break out area
- Private Offices
- Open Plan Offices

The office space is fitted to a good standard and has the benefit of the following:

- Dado trunking
- Gas fired central heating
- Staff break out and canteen
- Locker rooms and lavatories

## Industrial

The original industrial premises are constructed of steel frame – not portal, but rather a well-designed and attractive domed roof, that provides excellent production and warehouse facilities.

The industrial space is segregated and provides the following facilities.

- Production area
- Assembly
- First floor warehousing
- Dispatch store
- Dedicated loading bay

The building was constructed to a high standard and has been maintained in that fashion.

The warehouse is capable of being occupied separately having its own self-contained yard and car parking facility in the front elevation.



NEW  
WAREHOUSE  
30,534 SQ FT

# New Warehouse

Constructed 2011

This is detached from the original building, albeit linked by virtue of a low level small single storey property, which provides maintenance area and boiler house.

The warehouse is capable of being let separately, has its own self-contained yard and car park to the front elevation.

The new warehouse has an independent pedestrian access door leading to an ancillary area that incorporates:

- Open plan office
- Private offices
- WC's
- Kitchen
- 205 solar panels capable of providing up to 350 Kwh
- Water harvesting with underground storage

It is understood that the ancillary block is capable of taking first floor accommodation and is currently used for light storage.

The warehouse accommodation is accessed via an industrial insulated sectional up and over door providing direct access to the warehouse which is racked.

The property has the benefit of the following:

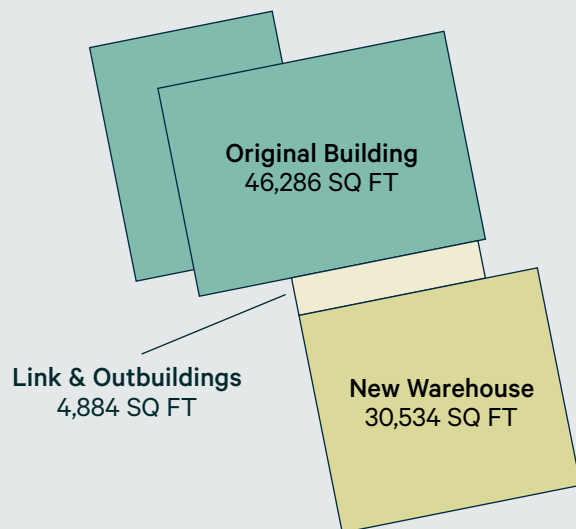
- Hot air gas blower
- Eaves 6.78 metres
- LED light fittings
- 2 metre inner blockwork
- Excellent solid concrete floor
- Extensive car parking and HGV car parking provision

**Racking can be included and incorporates a sprinkler system.**

# Accommodation /Areas

The property has been measured in accordance with the RICS Code of Measuring Practice.

	SQ M	SQ FT
Original Building	4300.12	46,286
Link & Outbuildings	453.74	4,884
New Warehouse	2,836.75	30,534
<b>Total</b>	<b>7,590.91</b>	<b>81,704</b>
<b>Site Area</b>	<b>4.44 acres</b>	<b>1.80 hectares</b>



## Purchase Price

Upon application.

## Rates

The Valuation Office Agency website confirmed the current Rateable Value of the property is £207,000. Interested parties are advised to contact Wrexham County Borough Council.

## Tenure

The property is held freehold.

## Services

All main services are understood to be available or connected to the property subject to statutory regulations.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC

The Energy Performance Asset Rating for this property is B.

A full copy of the Energy Performance Certificate is available upon request from the agents.

## Legal Costs

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant 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.

## Plans/Photographs

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## Code For Leasing Business Premises

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.



## Viewings

It must be emphasised that this is a strictly Private & Confidential sale, no approach is to be made to members of staff or indeed the property inspected without prior discussions with BA Commercial, who would be happy to meet you out of office hours on site.

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212 & CBRE.

## Contact us

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### Disclaimer: CBRE Limited, January 2024

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