

BOWEN

PROPERTY SINCE 1862



Offers in the region of £110,000

Unit 3, Five Crosses Industrial Estate, Minera,
Wrexham LL11 3RD

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General Remarks

A FREEHOLD 3,000 SQUARE FOOT LIGHT INDUSTRIAL BUILDING WITH VACANT POSSESSION. A modern semi-detached portal frame light industrial unit within an established estate three miles from the A483.

Location: The property comprises part of the Five Crosses Industrial Estate which is situated on the A525 Wrexham (4 miles) to Ruthin (10 miles) road on the fringe of the villages of Coedpoeth and Minera. The nearest access point onto the A483 is less than three miles away from where there is dual carriageway access to Chester (15 miles) and the motorway network. Other users include Village Bakery, FWB, Huws Gray, Minera Roof Trusses and a number of others.

Constructed within a portal frame with brick, blockwork and sheeted in-fill panels, all beneath a sheeted roof.

Accommodation

Enclosed Porch: Of PVCu panelled and double glazed construction.

Office: 25' 6" x 17' 0" (7.77m x 5.18m) maximum. Two wall mounted electric heaters. 325 square feet.

Changing Area: 7' 9" x 7' 9" (2.36m x 2.36m) Wall mounted electric heater.

Kitchenette: 5' 7" x 3' 7" (1.70m x 1.09m) Single drainer stainless steel sink unit with "Triton" water heater above.

WC: 5' 7" x 3' 7" (1.70m x 1.09m) Fitted two piece white suite comprising a wall mounted wash hand basin and low level w.c.

Warehouse: 58' 7" x 40' 4" (17.84m x 12.28m) Eaves minimum height - 11'4" (3.45m) rising to 28' (8.53m). Roller shutter door 12'6" (3.81m) high x 12'3" (3.73m). Rear fire door.



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Outside: Tarmacadam frontage with Five Delineated Parking Space. Concreted rear yards divided by a right of way to the adjoining Units.

Services: Mains water, three-phase electricity and drainage are connected subject to statutory regulations. It is believed that a gas supply is available if desired but prospective purchasers should make their own enquiries of the statutory authority.

Tenure: Freehold. Vacant Possession on Completion.

Outgoings: Rateable Value £8,900.

Viewing: By appointment with the Agents.

EPC: EPC Rating – 66|C.

Directions: For satellite navigation use the post code LL11 3RD. Leave Wrexham on the A525 Ruthin Road. After about three miles continue through the village of Coedpoeth eventually turning first right into the estate by FWB. At the first cross roads bear left and the property will be seen ahead adjacent to Minera Roof Trusses.





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