

WREXHAM

152

WREXHAM INDUSTRIAL ESTATE
LL13 9AE

TO LET DESIGN & BUILD OPPORTUNITY
DETAILED PLANNING GRANTED

152,762 SQ FT HIGH QUALITY
INDUSTRIAL / LOGISTICS WAREHOUSE

Next Level Logistics by

 **FI** DEVELOPMENTS
DESIGN | BUILD | RENT

WREXHAM152.co.uk



UP TO
50m
YARD DEPTH



12
DOCK
ACCESS
LOADING
DOORS



2
LEVEL
ACCESS
LOADING
DOORS



MIN
50kN
FLOOR LOADING



12m
CLEAR INTERNAL
HEIGHT



UP TO
750kVA
POWER SUPPLY



BESPOKE
fitout
SOLUTION
AVAILABLE



TARGET
breeam
VERY GOOD



solar
PANEL READY



TARGET
EPC A



natural
SURROUNDINGS



EV
CHARGING
PROVISIONS

THE CITY OF WREXHAM IS THE PRINCIPAL COMMERCIAL CENTRE IN NORTH WALES.

WREXHAM A GREAT PLACE FOR BUSINESS

Wrexham has a strong and diverse economy that shows every sign of maintaining substantial growth. One of Wrexham's greatest strengths is undoubtedly its location, situated in the north-eastern corner of Wales, immediately adjacent to the border with England, its position in terms of road, rail, airport and shipping links is superb, whilst avoiding excess congestion and is within two hours, by road, of Liverpool, Manchester, Birmingham and the Midlands.

Many organisations have made substantial investments in the area and continue to thrive and maintain their commitment to Wrexham demonstrating, as a location, that Wrexham provides a business setting for success and growth.

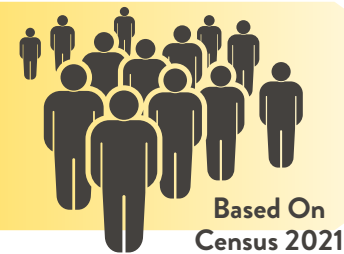
The city is extremely well placed for businesses to serve both Wales and England. The property is well-connected with the A483, A534 and A55 all located within close proximity. The A55 links with the M53 and M56 motorways to the North.

LOCAL WORKFORCE

12,000
IN MANUFACTURING

2,000
IN DISTRIBUTION

2,500
READY TO WORK



drive times

A483	8 min	4 miles
A55	16 min	12 miles
M56	25 min	19 miles
M6	43 min	30 miles
Liverpool	45 min	40 miles
Stoke-On-Trent	55 min	38 miles
Manchester	1 hour	55 miles
Birmingham	1 hour 20 min	67 miles
Liverpool Airport	45 min	39 miles
Manchester Airport	50 min	46 miles
Port of Liverpool	1 hour	46 miles
Holyhead Port	1 hour 40 min	93 miles

WREXHAM FOR LOGISTICS

Wrexham Industrial Estate is well placed for logistics operations, offering excellent connectivity to major ports and airports, with convenient access to the ports of Liverpool and Holyhead. For air freight, the estate has good connections to three international airports. Manchester Airport, the largest in the region, is just 50 miles away, while Liverpool John Lennon Airport is even closer at 39 miles. Birmingham Airport, offering additional global connections, is around 90 miles from the estate. These transport links ensure that businesses can seamlessly connect with national and international markets, making Wrexham Industrial Estate an attractive choice for logistics warehousing.



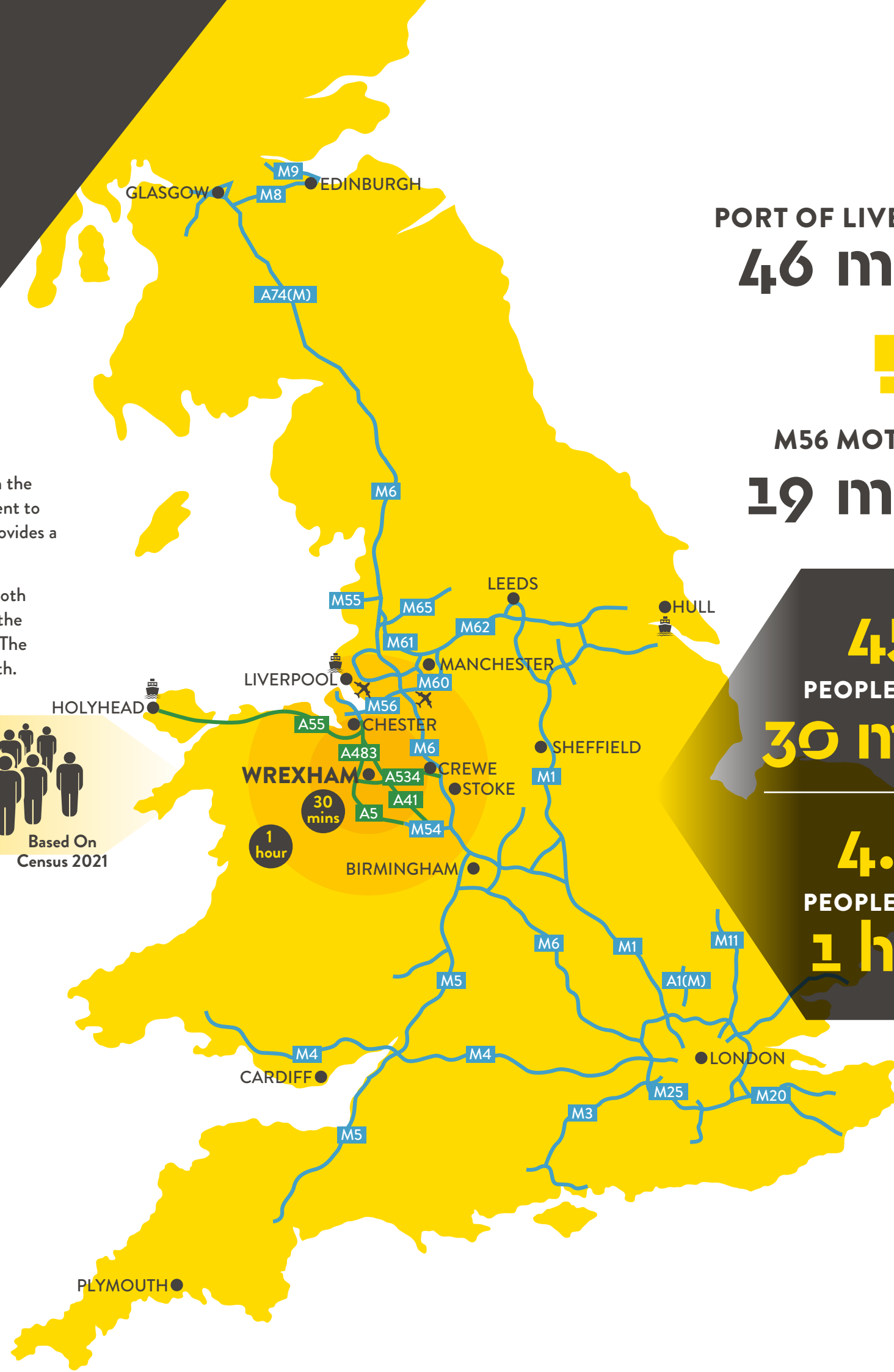
PORT OF LIVERPOOL
46 miles



M56 MOTORWAY
19 miles

457k
PEOPLE WITHIN
30 mins



4.8m
PEOPLE WITHIN
1 hour

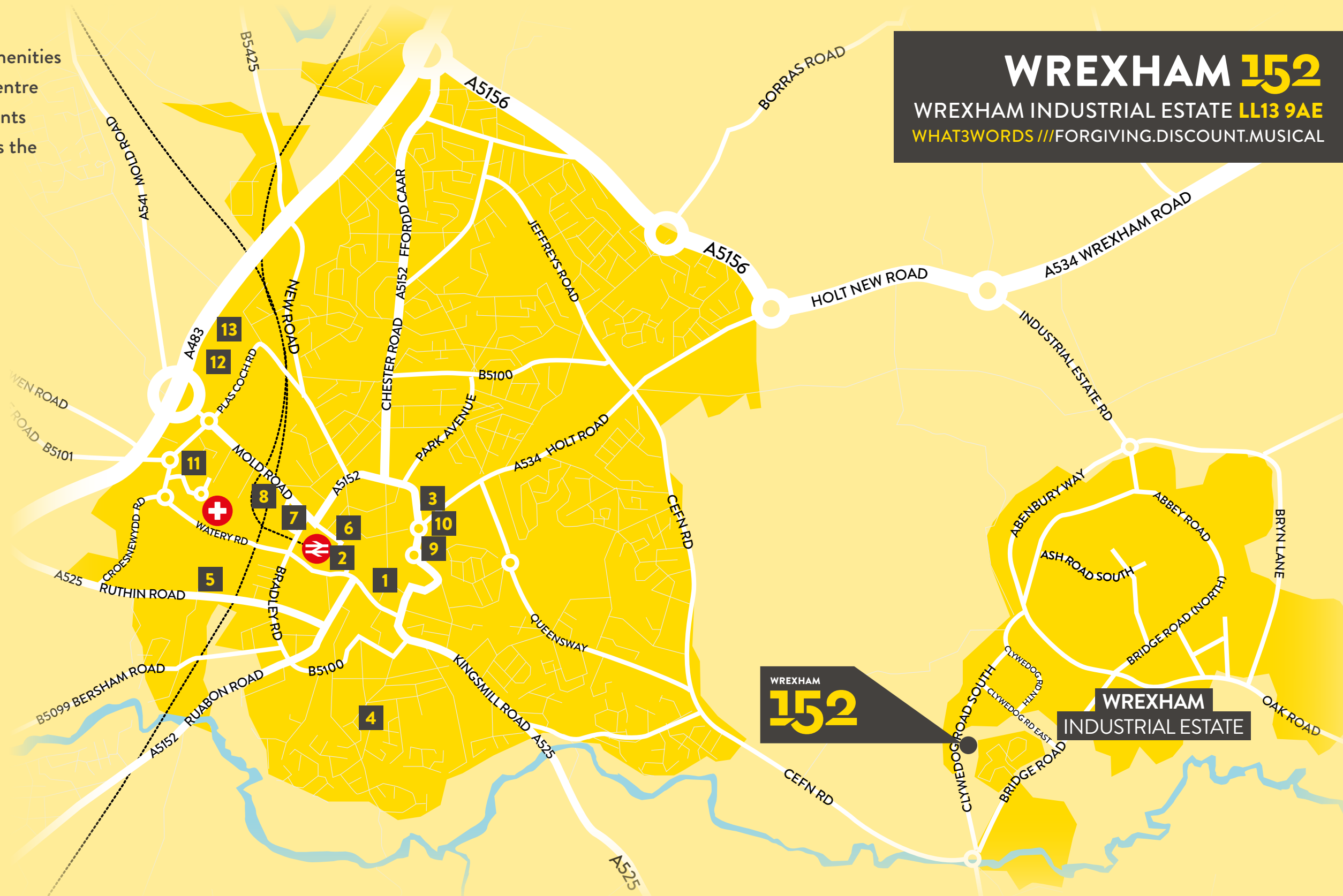


WREXHAM 152 IS SITUATED 6 MINS EAST OF THE CITY CENTRE AND ALL ITS AMENITIES

Wrexham Industrial Estate enjoys good amenities being just 3 miles to the east of the city centre boasting a diverse range of shops, restaurants & cafes, additionally, the city centre offers the usual essential services.

- 1 Eagles Meadow Shopping Centre
- 2 Island Green Retail Park
- 3 Asda
- 4 Hickory's Smokehouse
- 5 Morrisons
- 6 McDonalds
- 7 Pure Gym
- 8 Premier Inn
- 9 Tesco Extra
- 10 Burger King
- 11 Ramada Plaza
- 12 Sainsburys
- 13 M&S Food

-  Wrexham Central Station
-  Wrexham Maelor Hospital



WREXHAM 152
 WREXHAM INDUSTRIAL ESTATE LL13 9AE
 WHAT3WORDS ///FORGIVING.DISCOUNT.MUSICAL

WREXHAM INDUSTRIAL ESTATE IS HOME TO OVER **340** BUSINESSES,
FROM THE AUTOMOTIVE, AEROSPACE, FOOD, PHARMACEUTICALS AND
ENGINEERING SECTORS, EMPLOYING OVER **10,000** PEOPLE



JCB

mccarthy
group

Kellogg's

THE
VERY
GROUP

WOCKHARDT

JONES
Village
Bakery

owens

DHOLLANDIA

IPSEN
Innovation for patient care

riello ups

AST
PLASTIC CONTAINERS

HOWDENS

Hydro

TCB
TENSION CONTROL BOLTS

WREXHAM
152

WREXHAM 152 OFFERS 152,762 sq ft TOTAL FLOOR SPACE



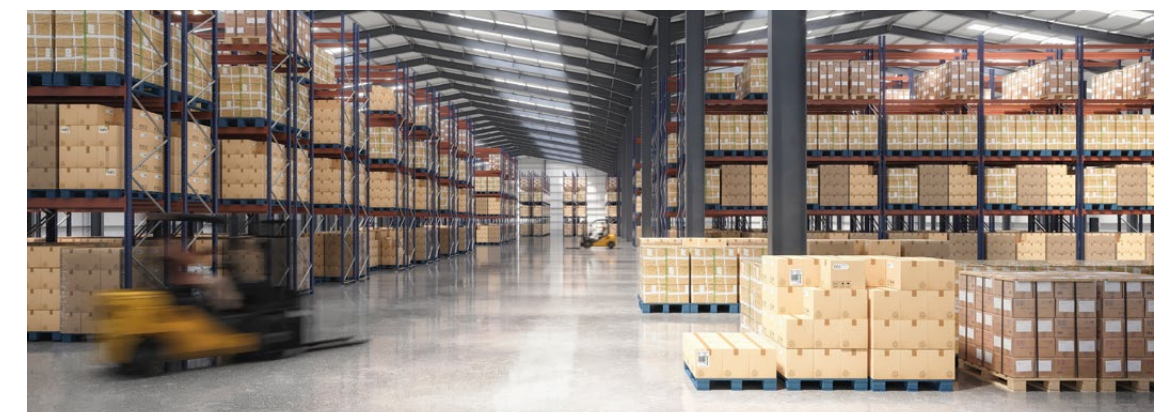
The unit provides a high quality industrial/ logistics warehouse facility with planning for B8 use (storage or distribution). Subject to planning: B2 (general industrial) and B1 (office). It will be constructed with steel portal frame and incorporating a high specification to meet today's business needs. This includes Targeting Bream "Very Good", an EPC A rating, solar ready roof and EV charging provision. Cat A offices and amenities are available.

The unit is available on a design & build basis and as such bespoke requirements can be accommodated.

Accommodation

	SQ M	SQ FT
WAREHOUSE	10,917	117,512
GF ANCILLARY	1,637	17,625
FF OFFICE/ANCILLARY	1,637	17,625
TOTAL	14,191	152,762


12m
 CLEAR INTERNAL HEIGHT



Next Level Logistics by



GUARANTEED DELIVERABILITY

FI DEVELOPMENTS: READY TO DELIVER

At FI Developments, we leverage our best-in-class team to meet the growing market demand for premium industrial and commercial spaces.

By bringing the entire build process in-house, our construction arm guarantees deliverability with shorter timescales. We're equipped to handle your bespoke property requirements from inception to completion.

As an essential component of our business, FI Developments works closely with our construction team to execute our expanding pipeline of new-build projects across the UK. This seamless collaboration enhances our industrial and commercial offerings.

Our construction experts possess the knowledge and experience necessary to satisfy the increasing market demand for new, high-quality industrial and commercial spaces.

With a 7.5 million square foot new-build pipeline, we're creating training and employment opportunities for local communities while facilitating business growth in their respective areas.

fi-rem.com

FI GROUP

**“ONE OF THE UK'S
MOST ESTABLISHED
NAMES IN COMMERCIAL
PROPERTY AND
ASSET MANAGEMENT.”**

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CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found here.

We recommend you obtain professional advice if you are not represented.

DESIGN & BUILD

Wrexham 152 is available on a design and build basis and as such a tenant's bespoke requirements can be accommodated. Other size units and configurations can be accommodated on the site please call for further details.

TERMS

Available on a Leasehold basis, on terms to be agreed.

LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

ESG

The building is forecast to achieve BREEAM "Very Good" with an energy performance rating of A. Bespoke requirements can be accommodated

AML

In Accordance with Anti Money Laundering Regulations the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

FURTHER INFORMATION

Please contact one of the joint letting agents or the developer FI Real Estate Management.



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