

# To Let



## Wrexham

Unit 1 & 2, Island Green Retail Park, LL13 7LW

Ground Floor: 15,882 sq ft (1,475.5 sq m)

Rent on Application

Subject to Vacant Possession / Without Prejudice

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**Location & Description:**

- Wrexham, the third largest city in Wales, is the commercial and administrative centre for North Wales.
- Island Green Retail Park, fronting the A5152 (inner ring road), is Wrexham's largest retail warehouse park comprising 14 well configured trading units totalling circa 130,305 sq ft.
- Wrexham Central Train Station terminus forms part of Island Green contributing to a strong shopper footfall.
- The scheme benefits from a 518 space car park, with plans to increase this to a further 62 spaces.
- The scheme is home to Smyths Toys, Costa, Poundland, Next, Food Warehouse, Sue Ryder, Dominos and Heron Foods.

**Demise:**

Ground Floor 15,822 sq ft (1475.5 sq m)

Mezzanine 6,947 sq ft (645.4 sq m)

**Rent:**

Available upon request.

**Lease:**

A new FRI lease for a term of years to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £19,638.

**EPC:**

Energy Performance Rating Assessment – E.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £215,000.

**Date Prepared:**

April 2025

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Wrexham



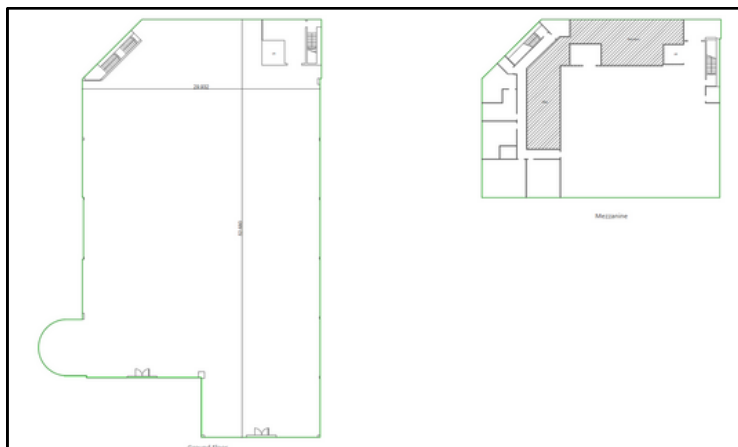
50 metres

Experian Goad Plan Created: 17/03/2025  
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## Layout Plan

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