

# To Let



## Wrexham

Unit 14b, Island Green Retail Park, LL13 7LW

Ground Floor: 1,514 sq ft (140.6 sq m)

Rent on Application

## Location & Description:

- Wrexham, the third largest city in Wales, is the commercial and administrative centre for North Wales and benefits from excellent motorway and rail links.
- 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 and Heron Foods.

### Demise:

Ground Floor 1,514 sq ft (140.6 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 £1,845.

### EPC:

Energy Performance Rating Assessment - B.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £21,750.

### Date Prepared:

January 2025

### Contact Us:

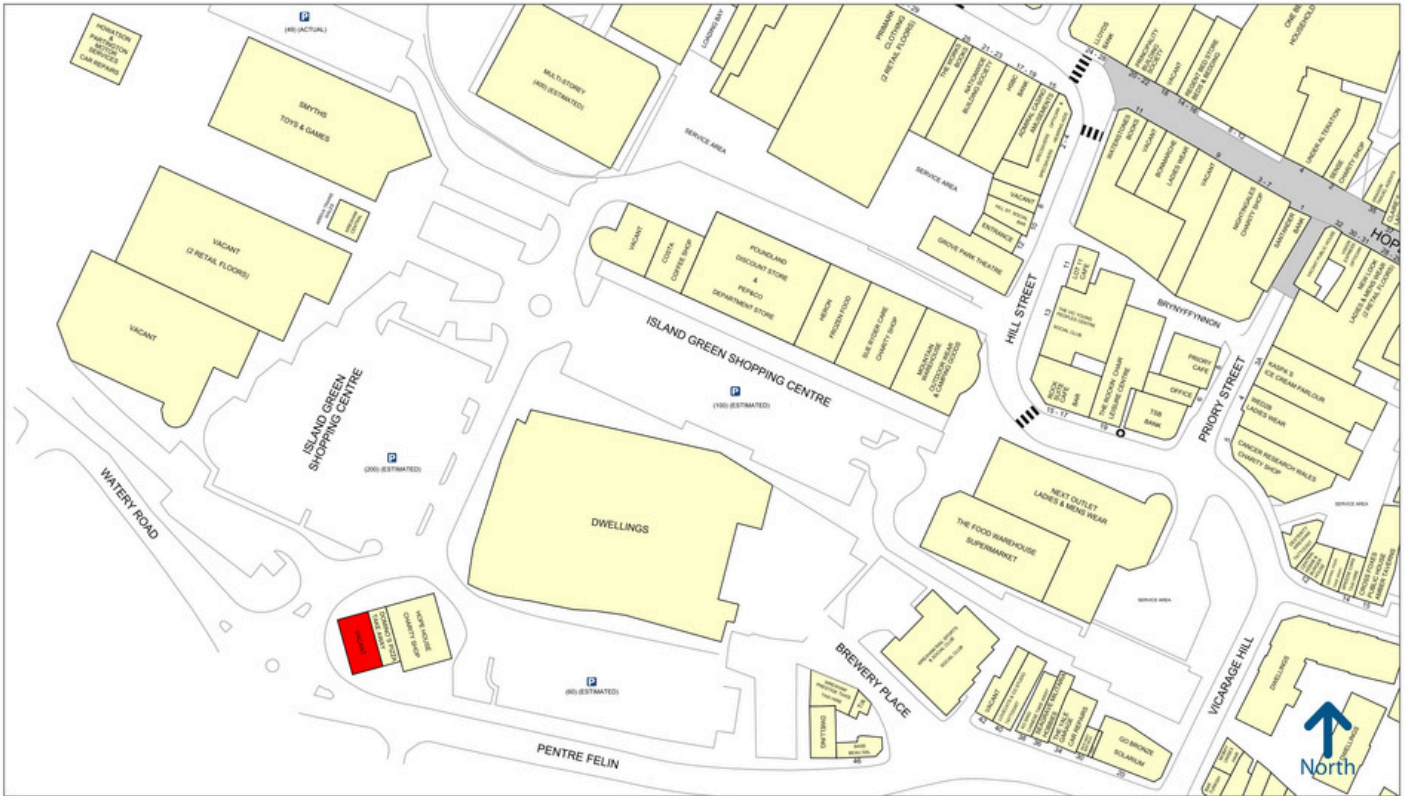
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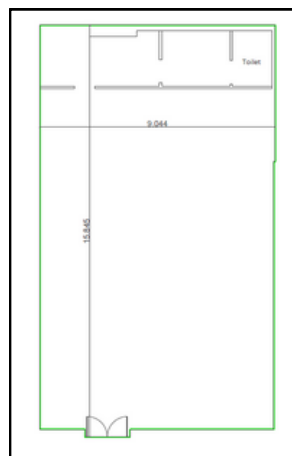
Wrexham



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Layout Plan

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