

To Let



Wrexham

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

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

Rent on Application

Subject to Vacant Possession / Without Prejudice

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 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:

April 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Grant Owens**

07808 646576

grant@barkerproudlove.co.uk

Steve Henderson

07870 999618

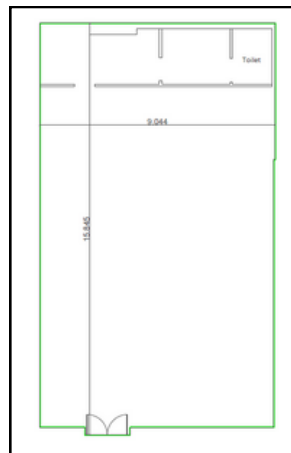
steveh@barkerproudlove.co.uk



Experian Goad Plan Created: 17/03/2025
Created By: Barker Proudlove Ltd

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366



Layout Plan

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.