

To Let



Wrexham

Unit 11, Island Green Retail Park, LL13 7LW

Ground Floor: 10,545 sq ft (979.67 sq m)

Rent on Application

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, Food Warehouse, Sue Ryder, Dominos and Heron Foods.

Demise:

Ground Floor 10,545 sq ft (979.67 sq m)
Mezzanine 13,220 sq ft (1,228.18 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 £28,871.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £211,000.

Date Prepared:

August 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**

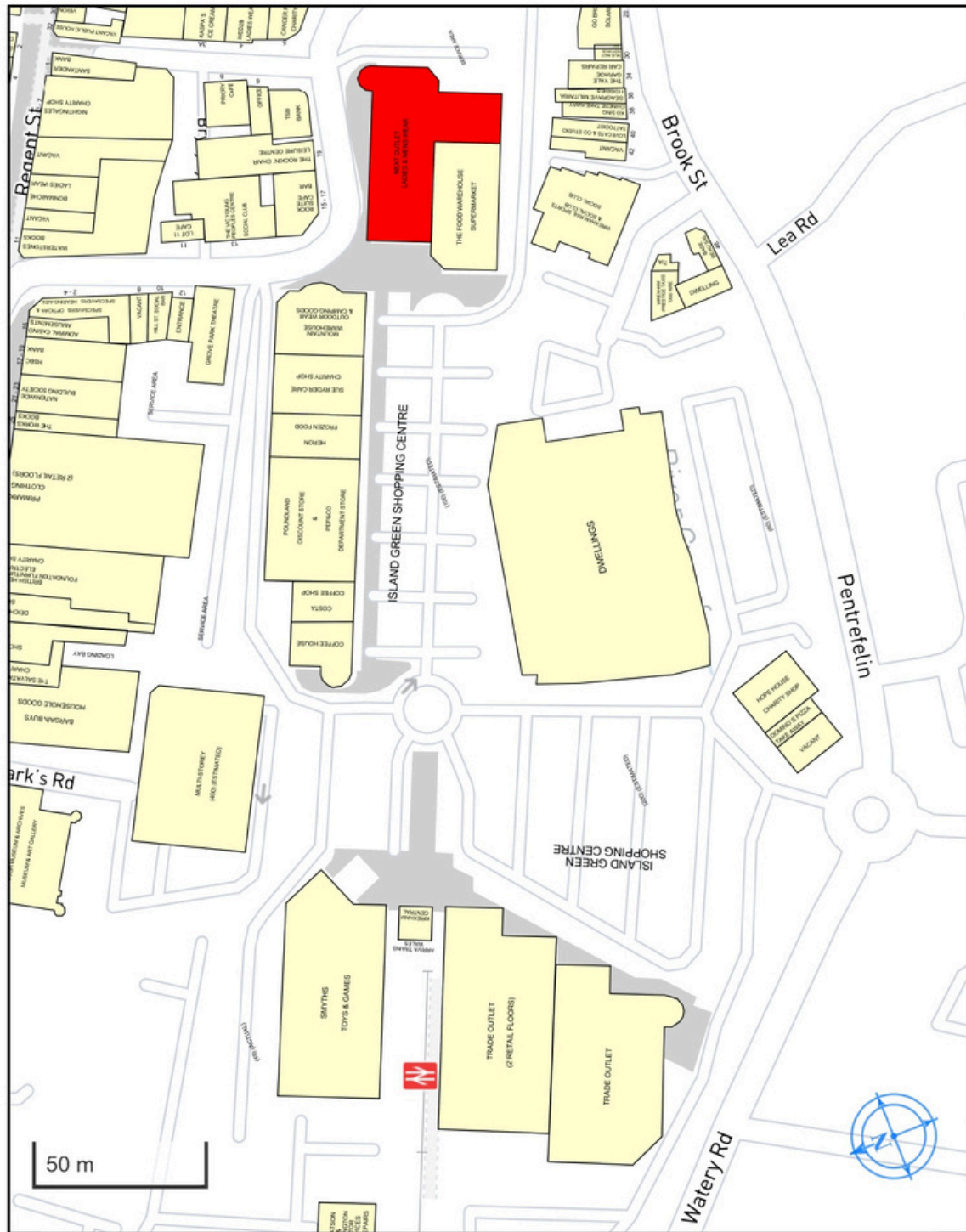
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