

# FOR SALE / TO LET

## INDUSTRIAL COMPLEX PROVIDING:-

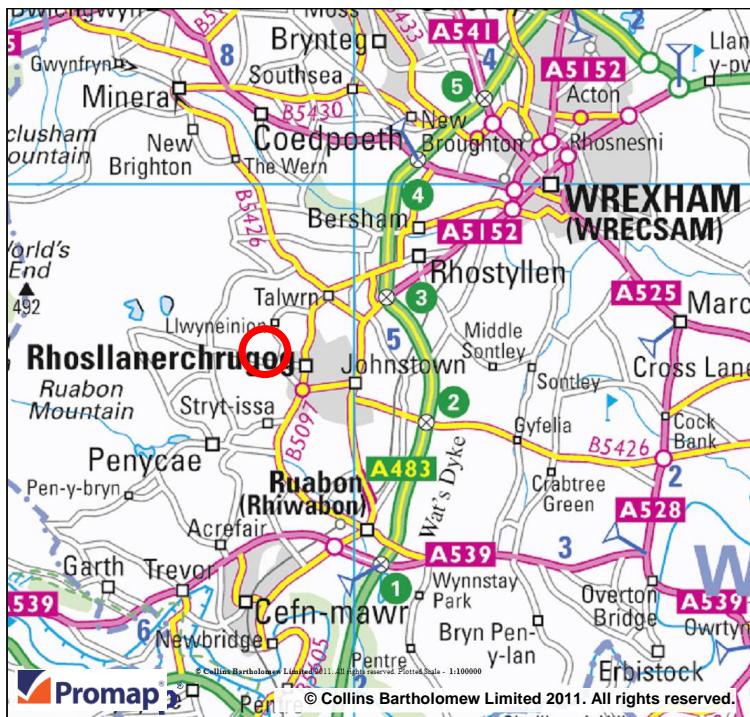
|                        |                     |                   |
|------------------------|---------------------|-------------------|
| <b>WAREHOUSE 1</b>     | <b>10,110 SQ FT</b> | <b>(930 M2)</b>   |
| <b>WAREHOUSE 2</b>     | <b>20,204 SQ FT</b> | <b>(1,877 M2)</b> |
| <b>OFFICE BUILDING</b> | <b>1,873 SQ FT</b>  | <b>(174 M2)</b>   |
| <b>TOTAL</b>           | <b>32,087 SQ FT</b> | <b>(2,981 M2)</b> |

**REDUCED PRICE**



**Unit 1, Coppi Industrial Estate,  
Rhosllanerchrugog, Wrexham, LL14 1TG**

**Bolton  
Birch**  
[www.boltonbirch.com](http://www.boltonbirch.com)  
01244 311681



**Location**

The subject property is located on the well established Coppi Industrial Estate on the outskirts of Rhosllanerchrugog approximately three miles southwest of Wrexham and benefits from easy access to the A483 dual carriageway, being within two miles, and national road network beyond.

**Description**

The property comprises three buildings, a detached office building and two industrial buildings on a secure fenced site.

The office building comprises a modern two-storey detached brick built building under a pitched tiled roof and benefits from double-glazed timber framed window units providing good levels of natural lighting. The building provides office accommodation of a modern specification to include fluorescent light fittings, central heating, male and female / disabled w.c facilities and kitchen.

The original industrial unit, which is the larger of the two buildings, is of steel portal frame construction with elevations a mixture of brick and steel cladding under a steel clad roof. The property provides functional open-plan workshop / warehousing space with solid concrete floor, fluorescent strip lighting, translucent window and roof panels and male and female / disabled w.c facilities. Vehicular access is via a roller shutter door to the front elevation.

The second industrial building was constructed in approximately 1999 and is of a steel portal frame construction with elevations and roof predominantly of steel cladding, but with one end elevation of full height brick. The total height to the apex of the roof is 8.6 m and to the underside of the eaves is 7.45m. The building currently has a full structural first floor level constructed of pre-cast concrete supported on a steel frame. The ground floor provides open plan warehouse / workshop space and benefits from a solid concrete floor, fluorescent strip lighting, Combat gas blower heaters, translucent window panels and male and female / disabled w.c facilities. Vehicular access is via a roller shutter door to the end elevation. The first floor has been partitioned out to provide a large open plan office, store and studios with further w.c facilities. We are advised all main services including drains, gas, electricity and water are connected to the property.

**Accommodation / Areas**

The premises have been measured on a Gross Internal Area (GIA) basis in accordance with RICS Recommended Practice and we calculate that they extend to the following areas :-

**Office Building**

|              |                    |                 |
|--------------|--------------------|-----------------|
| Ground Floor | 936 sq ft          | (87 m2)         |
| First Floor  | 936 sq ft          | (87 m2)         |
| <b>TOTAL</b> | <b>1,873 sq ft</b> | <b>(174 m2)</b> |

**Warehouse 1**

|              |              |            |
|--------------|--------------|------------|
| Ground Floor | 20,204 sq ft | (1,877 m2) |
|--------------|--------------|------------|

**Warehouse 2**

|              |                     |                   |
|--------------|---------------------|-------------------|
| Ground Floor | 5,005 sq ft         | (465 m2)          |
| First Floor  | 5,005 sq ft         | (465 m2)          |
| <b>TOTAL</b> | <b>10,010 sq ft</b> | <b>(930 m2)</b>   |
| <b>TOTAL</b> | <b>32,087 sq ft</b> | <b>(2,981 m2)</b> |

**Tenure**

We are advised that the property is held freehold.

**Terms**

The purchase price has been reduced to £495,000. Alternatively, the premises are available to let in their entirety or split on terms to be agreed. Further information available upon request.

**VAT**

We are advised that VAT will not be payable on a sale or letting.

**Further Information / Viewing**

For further information and to arrange a viewing, please contact Jonty Goodchild of the sole retained agents, Bolton Birch.

Tel: 01244 311681  
 Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)



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