

COMMERCIAL &  
INDUSTRIAL  
AGENTS

DEVELOPMENT &  
MANAGEMENT  
SURVEYORS

**Guy**  
WOODCOCK  
AND COMPANY

**0800 083 3216**

**TO LET**



**UNIT 1**

**THE BRIDGE BUSINESS CENTRE**

**ASH ROAD SOUTH**

**WREXHAM INDUSTRIAL ESTATE**

**LL13 9UG**

Web Site: [www.guywoodcock.com](http://www.guywoodcock.com) ▪ Email: [enquiries@guywoodcock.com](mailto:enquiries@guywoodcock.com)

## **LOCATION**

The Bridge Business Centre is located in the centre of Wrexham Industrial Estate on Ash Road South.

Wrexham Industrial Estate is currently being improved by the creation of the new access road due to be completed in 2012, which will significantly improve access to the industrial estate from the A483 and, consequently, the National motorway network.

## **DESCRIPTION**

The property comprises of a purpose built detached office premises which extends to some 195 sq m (2,100 sq ft) together with associated parking within a communal area.

The property is constructed of cavity brick and block walls set under a timber frame roof clad with concrete interlocking tiles and has the benefit of main double entrance doors, large open plan office with suspended ceiling, trunking around the property and fully carpeted together with male and female/disabled w.c, small kitchen area in a pod in at the rear of the premises.

## **RENT**

We are seeking a rent of £16,000 per annum exclusive of rates, VAT and insurance.

## **TERMS**

Occupation by way of flexible terms on a 3 year full repairing and insuring basis.

## **RATES**

Rateable Value is £6,300 pa. Rates Payable until 31st March 2012 is £11.24 per calendar month which includes Small Business Rate Relief.

## **VAT**

All prices quoted are exclusive of VAT, but may be liable to, VAT at the standard rate prevailing.

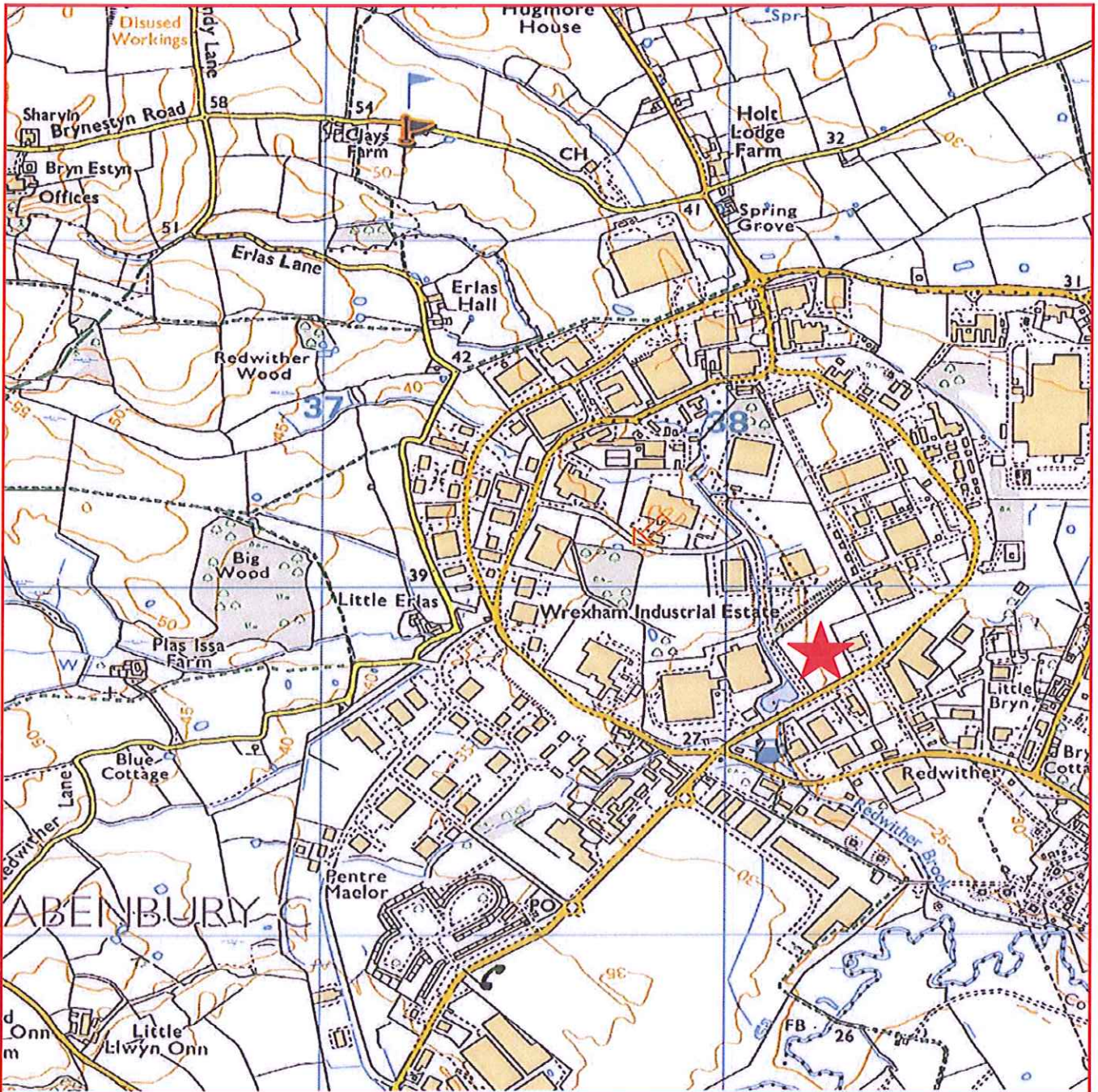
## **VIEWING**

Viewings are strictly by appointment with Guy Woodcock and Company.

Tel: 01244 817160 Email: [guy@guywoodcock.com](mailto:guy@guywoodcock.com)

## DIRECTIONS

On approaching Wrexham Industrial Estate proceed across from the A483 to the first roundabout into Ash Road North, take the third turning on the left into Ash Road South. Continue to the T junction and turn right passing Demon Tweeks on the left hand side and The Bridge Business Centre will be seen on the left hand side and the subject property is the first property viewed from Ash Road South identified by the Agents board.



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