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PROPERTY CONSULTANTS
01179 732 007

DEVELOPMENT LAND, LAND, OPEN STORAGE FOR SALE

£1,200,000

3 to 4.75 Acres

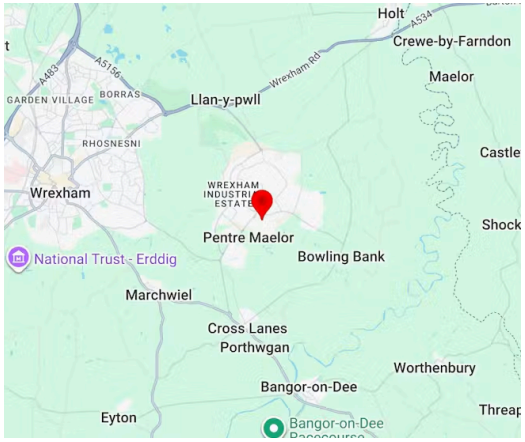
Development Land, Spectrum Business Park, Wrexham, LL13 9QA

Circa. 3 acres net (4.75 acres gross) of development land/open storage available at Spectrum Business Park, Wrexham Industrial Estate

- 4.75 acres gross (Circa. 3 acres net)
- Rectangular and decently configured site
- Located behind Owens Transport
- 1.75 acres available for ecology
- Topographical and Utility Surveys available
- Wrexham Industrial Estate is one of largest in Europe
- Strategic location to serve both England and Wales

0117-9732007
www.russellpc.co.uk









Description

The property comprises a cleared site of approx. 4.75 acres (0.7 ha), which is secured by palisade fencing and a secure gated entrance. The site is rectangular, flat and of a decent configuration with all mains services available. There are circa. 3 acres behind Owens Transport suitable for development, the remainder is overgrown and difficult to develop due to a borehole, a substation and attenuation facility, however, it creates an excellent ecology zone to assist any planning application. The site is available freehold only and there is a Topographical and Utility Survey available to interested parties.

Location

Wrexham Industrial Estate is one of the largest Industrial Estates in Europe, and the second largest in the UK, after Trafford Park. Spectrum Business Park consists of six modern industrial units, situated in the southern part of the estate, just off Bridge Road South, the estate's internal ring road.

Wrexham has firmly established itself as a leading industrial hub, strategically positioned to serve both Wales and England. Its proximity to the UK's national motorway network, as well as the ports of Liverpool and Holyhead, offers excellent connectivity.

Viewings

Please contact the marketing agents

Terms

The Land is available freehold with vacant possession.

Anti-Money Laundering

The successful purchaser will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Summary

- Price: £1,200,000
- Service charge: n/a

Further information

- View details on our website

Contact & Viewings



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These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.












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