

# Serviced Office Space UK

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## Rackery Lane

### Llay LL12 0PQ



The property is located on Llay industrial estate, a well-established industrial estate approximately 10 miles north of Wrexham. The property has excellent road links and is in close proximity of public transport.

The property comprises a large industrial facility, split into two distinct sections, each capable of separate occupation. The main site comprises a high bay factory (90,516 sq ft), detached warehouse (75,079 sq ft), store (20,371 sq ft) and administration block (18,589 sq ft). The main factory is set over three bays and is of steel-framed construction with brick elevations and a steel truss roof structure, set over a concrete base. There are also a number of external stores and a large yard which is currently used for trailer parking. The warehouse/store is a detached unit of steel portal framed construction with profile steel clad elevations and roof cover, set over a concrete base. Loading is provided by two full-height automatic roller shutters. The accommodation has been designed in a cellular manner, with two open-plan offices at either end and further individual offices, conference facilities, kitchen and WC facilities in the remaining space.

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	Wrexham Central
<b>Road Link</b>	N/A
<b>Airport</b>	Hawarden Airport

### Workshop and Industrial Units

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- **Total Size** : 200000 sq ft