

To Let



Wrexham

Unit 3 & 4, Island Green Retail Park, LL13 7LW

Ground Floor: 18,212sq ft (1,691.9 sq m)

Rent on Application

Option to Sub-Divide Unit

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

Demise:

Ground Floor 18,212 sq ft (1,691.9 sq m)

Mezzanine 16,939 sq ft (1,573.7 sq m)

There is an option to sub-divide this unit into 2 separate units (further details upon request).

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 £22,857.

EPC:

Energy Performance Rating Assessment - B.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £285,000.

Date Prepared:

March 2025

Contact Us:

Grant Owens

07808 646576

grant@barkerproudlove.co.uk

Steve Henderson

07870 999618

steveh@barkerproudlove.co.uk



Wrexham



50 metres

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Layout Plan

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