

## Nutrafeed, Bridge Road North Wrexham LL13 9PS

lot 49

### Freehold Industrial/Warehouse Investment

- Entirely let to Nutrafeed Limited until 2022 (subject to option)
- Located on Wrexham Industrial Estate, home to more than 150 companies
- Nearby occupiers include Kellogg's, JCB,

### Tetropak and Tritech

- Approximate site area of 0.62 hectares (1.54 acres)
- Large yard with car parking for approximately 20 cars

Rent  
**£80,000**  
per annum  
exclusive



### Location

Miles: 42 miles south of Liverpool  
69 miles north-west of Birmingham  
Roads: A483, A534, A47  
Rail: Wrexham  
Air: Liverpool Airport

### Situation

The property is located within Wrexham Industrial Estate, one of the largest industrial estates in Wales housing more than 150 companies over 1,000 acres including Kellogg's, JCB, Tetropak and Tritech. The estate is situated 3 miles from Wrexham town centre and fronts Bridge Road North with good access to the A534 and A483.

### Description

The property comprises a steel portal frame building providing warehouse and office accommodation over ground and first floors. The property benefits from a secure site with car parking for approximately 20 cars, a HGV yard and an approximate site area of 0.62 hectares (1.54 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse/Offices	1,672.04 sq m (17,998 sq ft)	<b>NUTRAFEED LIMITED (1)</b>	15 years from 30/07/2007 until 29/07/2022 on a full repairing and insuring lease (2)	£80,000	01/09/2016
First	Warehouse/Offices	143.73 sq m (1,547 sq ft)				
<b>Totals</b>		<b>1,815.77 sq m (19,545 sq ft)</b>			<b>£80,000</b>	

- (1) Nutrafeed specialise in providing environmental waste solutions for the food and drink industry with clients including Kellogg's, The Weetabix Food Company and Greene King. This site at Bridge Road North, Wrexham houses the company headquarters with an additional office in Northamptonshire (Source: www.nutrafeed.co.uk 09/06/2014)
- (2) The lease provides an option for the tenant to determine in July 2019.

### For further details please contact:

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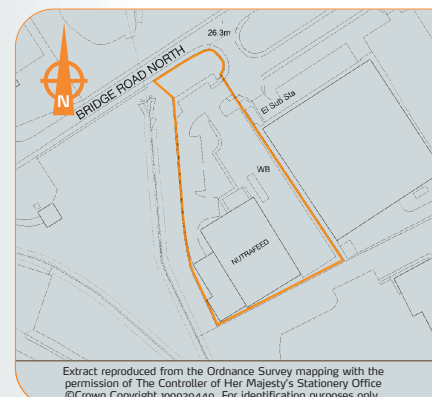
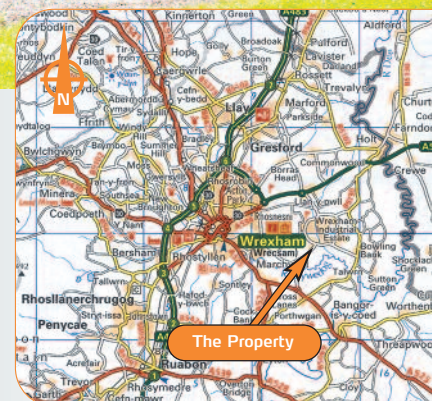
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