FORZA130

FORZA
DEVELOPMENTS



FULL PLANNING APPROVED

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM
★★★★
EXCELLENT
BRE GLOBAL

130,000-153,000 SQ FT | B2/B8 WAREHOUSE AND MANUFACTURING

TO LET

01978 510 555
SPACE@FORZA.COM
SPACE.FORZA.COM/130

BRYN LANE | WREXHAM INDUSTRIAL ESTATE | LL13 9US

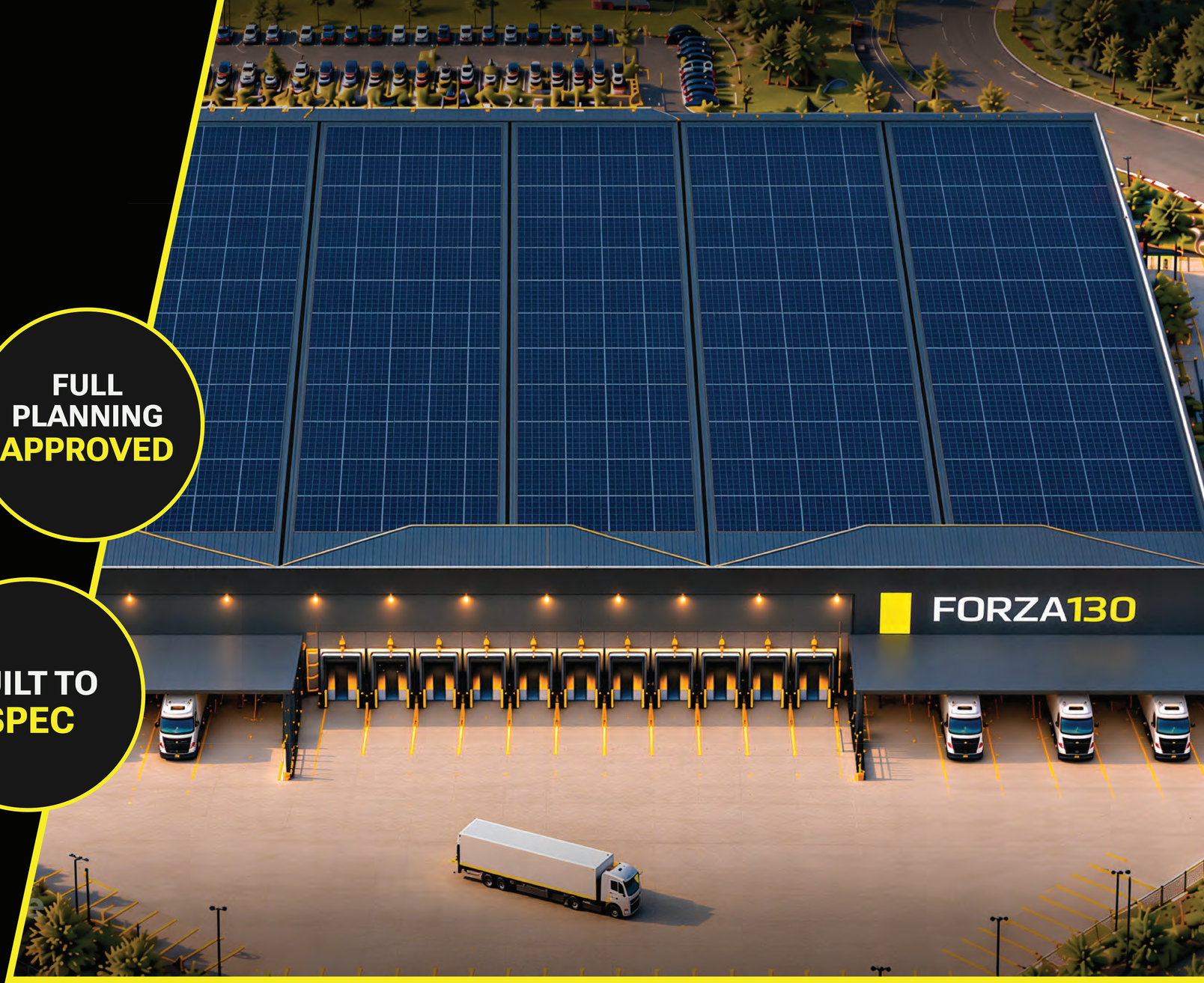
A SPACE TO GROW.
BUILT FOR AMBITION.

FORZA130 offers space for your business to grow in the heart of Wrexham Industrial Estate. Designed for manufacturing and logistics, this standalone building provides room to expand, with the flexibility to adapt the space to suit your needs.

- **B2/B8 WAREHOUSE AND MANUFACTURING**
- **WAREHOUSE SPACE**
  132,517 sq ft
- **OFFICE SPACE**
  32,335 sq ft
- **8.87 ACRES**
  whole site
- **10 DOCK LOADING DOORS**
  and 5 level-access doors
- **UP TO 26M**
  ridge height
- **1.3 MW +**
  rooftop solar
- **HIGH POWER GRID CONNECTION**
- **BREAM EXCELLENT**
- **READY TO GO**
  full planning approved

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BUILT TO SPEC



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CONNECTED TO EVERYWHERE THAT MATTERS.

Forza130 sits within Wrexham Industrial Estate, one of the UK's most established and sought-after industrial locations, with immediate dual carriageway access, direct access to road, rail, port and airport networks that keep manufacturing and distribution businesses moving

ROAD: A483 / A5 / A534 / A49/ A41 / M53 / M56 corridor - direct access to the UK motorway network

RAIL: Direct rail links to major UK cities from Wrexham and Chester

PORT: Port of Liverpool and Holyhead within reach, supporting import and export logistics

AIR: Manchester Airport and Liverpool John Lennon Airport accessible for international reach

APPROX DRIVE TIMES

DUAL CARRIAGEWAY	30 SEC
CHESTER	18 MINS
M56/J15	24 MINS
LIVERPOOL AIRPORT	45 MINS
MANCHESTER AIRPORT	50 MINS
PORT OF LIVERPOOL	60 MINS
M6	57 MINS

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APPROVED SITE LAYOUT



FORZA
DEVELOPMENTS

CONSTRUCTION TO BEGIN 2027

FULL PLANNING APPROVED

We look forward to welcoming you for a site visit and a private meeting to discuss your requirements. From your first enquiry, our team will provide clear communication and personal support as you explore your next move with FORZA developments.

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ENQUIRE NOW

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Please contact Claire Hinchcliffe or John Hughes