

Beresford Adams

COMMERCIAL

COMMERCIAL & INDUSTRIAL AGENTS
DEVELOPMENT, INVESTMENT & MANAGEMENT SURVEYORS

TO LET

**KELSO BUSINESS CENTRE
GERALD STREET
WREXHAM**



- **Modern Office Building** ●
- **Prime Office Location** ●
- **Ample car parking** ●
- **From 75.9 sq m (818 sq ft) to 235.14 sq m (2530 sq ft)** ●
- **Available August 2011** ●

7 GROSVENOR STREET, CHESTER, CH1 2DD

Tel: 01244 351212 Fax: 01244 313282

Email: [fc@ bacommercial.com](mailto:fc@bacommercial.com)

OTHER SPECIALIST SERVICES INCLUDE

- ★ VALUATIONS ★ RENT REVIEW AND LEASE RENEWALS ★ COMMERCIAL PROPERTY MANAGEMENT ★
- ★ COMMERCIAL RATING APPEALS/ADVICE ★ COMPULSORY PURCHASE AND COMPENSATION ★
- ★ SCHEDULE OF CONDITION/DILAPIDATIONS ★

LOCATION

The property is located in a prominent position just off Grosvenor Road and Gerald Street. The area is regarded as the principal office/professional location within Wrexham. Gerald Street is within a short walking distance of the main shopping area of Wrexham, whilst conveniently located on the edge of the town centre, enjoying quick access to the nearby A483 T Wrexham to Chester Bypass.

Please refer to the location plans attached.

DESCRIPTION

The property comprises a semi detached purpose built 3 storey building constructed of brick elevations beneath a tiled roof.

The property is a modern building, constructed approximately twelve years ago and provides a good mix of both open plan and cellular accommodation at ground, first and second floor with ample kitchen and wc facilities throughout.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice Sixth Edition.

FLOOR	SQ M	SQ FT
Ground floor	75.99	818
First floor	81.34	875
Second floor	77.81	837
Total	235.14	2530

The property has the benefit of a self contained car park with seven dedicated spaces.

LEASE

The property will be available on a full repairing and insuring lease for a term of years to be agreed to include regular rent reviews.

RENTAL

The property is available to let as an entire building at an annual rental of £32,000 per annum exclusive payable quarterly in advance by standing order.

Please note the property can be sub divided on a floor by floor basis, upon terms to be negotiated.

IMPORTANT NOTICE

Beresford Adams Commercial conditions under which particulars are issued:

Messrs Beresford Adams Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs Beresford Adams Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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RATEABLE VALUE

We are verbally informed by the Local Rating Authority, Wrexham County Borough Council that the property is assessed as follows:-

Rateable Value £24,500 (2010 list)

Further details on amounts payable available from the above Authority.

LEGAL COSTS

In the normal manner the ingoing tenant to be responsible for the payment of our clients reasonable legal costs.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VAT

The rental may be subject to payment of Value Added Tax.

VIEWING

Strictly by appointment through the sole agents, Beresford Adams Commercial, Tel Chester (01244) 351212. **Ref: FC Amended 05/2011**

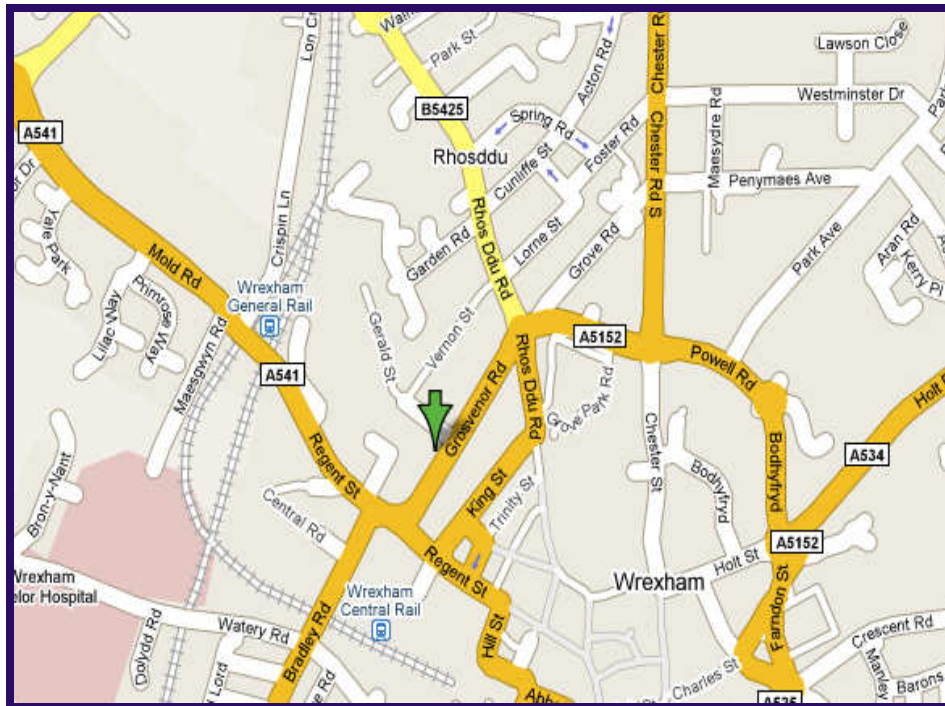
SUBJECT TO CONTRACT

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