

**Beresford Adams**  
COMMERCIAL

[www.bacommercial.com](http://www.bacommercial.com)

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**OFFICE SUITES WITHIN UNIT 3B ROSSETT BUSINESS PARK  
OFF CHESTER ROAD  
DARLAND  
ROSSETT  
WREXHAM, LL12 0AY**



**TO LET**

**Various office suites from between 170 sq ft and 595 sq ft**

**Available on flexible terms at an inclusive rental**

**Located on a popular well established local business park**

**Refurbished and sub-divided to an extremely high standard**

## **LOCATION**

The locality enjoys excellent communications. The A55 Chester southerly bypass is some three miles to the North giving direct connections, via the M53/M56, into the motorway network. The A483, Wrexham bypass, is a dual carriageway with a major junction within 1 1/2 miles to the South providing excellent links to the Midlands.

Whilst benefiting from a pleasant rural setting the development is within one mile of the centre of the village where there are a variety of useful amenities including a post office, shops, restaurants, hotels and similar facilities.

## **DESCRIPTION**

Rossett Business Village comprises a combination of new and renovated buildings set around a courtyard. The properties are purpose designed to accommodate a variety of different sized businesses and are completely self-contained. Constructed to meet the latest building practices the interiors provide a very pleasant working environment.

The larger unit of 3b has been sub-divided to provide a number of small office suite suitable for a wide variety of small businesses. The offices are offered upon flexible lease terms at an inclusive rent to include rent, service charge, cleaning of the common areas, power, heating and cooling (business rates and VAT are excluded).

The offices which all benefit from comfort cooling have carpet throughout and modern vdu compatible lighting.

There is a shared communal kitchen area and ample w/c facilities, as well as a meeting room that can be reserved on a booking basis. The unit benefits from ample parking provision.

## **LEASE**

The office suites are available by way of a new Tenancy Agreement directly from the Landlords for a period of years to be agreed.

## **RATES**

The property is currently in the process of being re-assessed for the purposes on Business Rates.

For further information interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council.

## **SERVICES**

All main services are available or connected to the property subject to statutory regulations.

## **LEGAL COSTS**

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## **VAT**

All prices quoted are exclusive of but may be liable to Value Added Tax.

## **EPC**

The Energy Performance Certificates are currently in the course of preparation.

## **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.

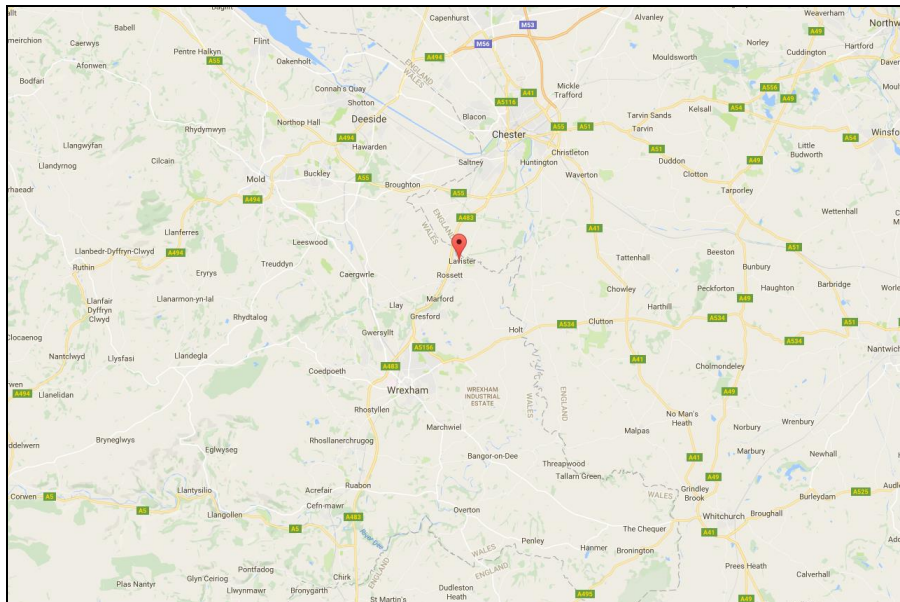
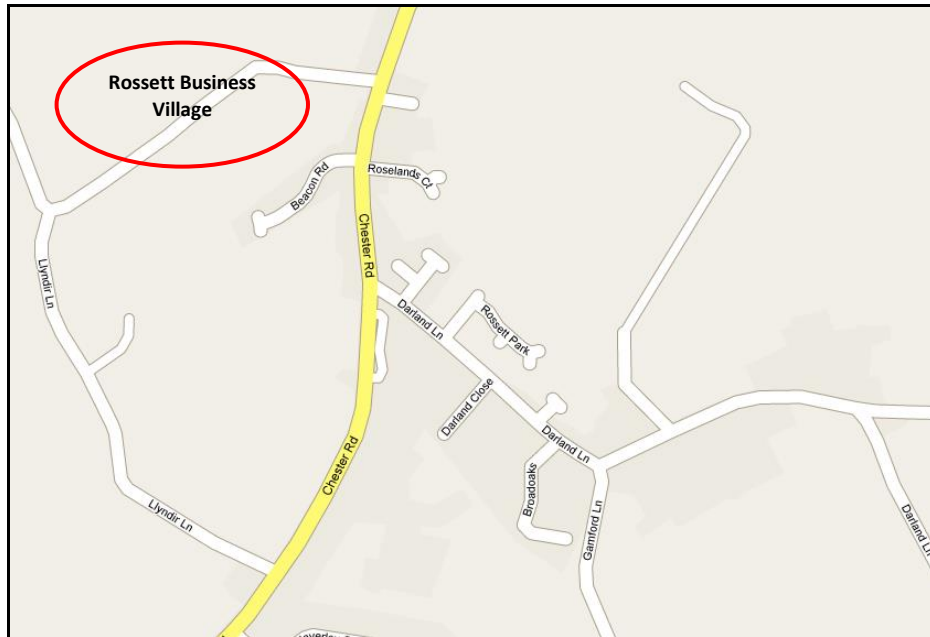
## **VIEWING**

Strictly by appointment through the sole agents Beresford Adams Commercial, Chester 01244 351212. **Ref: TJC Aug 2016**

**SUBJECT TO CONTRACT**

## ACCOMMODATION/AREAS/RENTAL

Office	Sq Ft	Sq M	Rental
Unit 3b – Suite 1	170	15.79	£4,500 pax
Unit 3b – Suite 2	185	17.18	£4,500 pax
Unit 3b – Suite 3	595	55.27	£12,500 pax
Unit 3b - Suite 4	822	76.36	<b>LET</b>
Unit 3b – Suite 5	591	54.90	£12,500 pax



### IMPORTANT NOTICE

Beresford Adams Commercial conditions under which particulars are issued:

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