

**BRYN ESTYN BUSINESS CENTRE
BRYN ESTYN ROAD
WREXHAM
LL13 9TY**



TO LET

Established office location

Extensive car parking

Flexible terms

Instant occupation available



LOCATION

Bryn Estyn Business Centre is located 1 mile to the east of Wrexham Town Centre and approximately 1.5 miles from the A534 at the Wrexham Golf Club interchange, which links to the A483 Dual Carriageway at the Gresford interchange.

Please refer to the location plans.

DESCRIPTION

The available accommodation is within the Bryn Estyn Business Centre, which comprises a multi-let detached two storey brick built building beneath a series of pitched roofs offering a range of office accommodation.

The property provides a very good standard of office accommodation, which includes double glazed windows, good quality decoration, VDU compatible light fittings, fitted carpets and ample communal facilities.

ACCOMMODATION & AVAILABILITY

SUITE	FLOOR AREA SQ M	FLOOR AREA SQ FT	MONTHLY RENT	MONTHLY INSURANCE	MONTHLY SERVICE CHARGE	TOTAL (PER MONTH Inc. VAT)
2	53.88	580	£388	£11.50	£142	£650
3	63.92	688	£460	£13.66	£163	£764
4	63.92	688	£460	£13.66	£163	£764
7	61.32	660	£440	£13.05	£156	£731

LEASE

The premises are available on the equivalent of Full Repairing and Insuring terms, for a lease to be agreed.

SERVICE CHARGE

A service charge is levied in respect of management and maintenance of common areas.

LEGAL COSTS

Each party will be responsible for their own legal costs.

RATES

The majority of suites benefit from small business rate relief, with currently nil rates payable.

SERVICES

Mains electricity, water and drainage are connected to the property. It is proposed to sub divide the existing electrical supply and sub meter for recharging purposes.

EPC

An EPC Certificate is currently in the course of preparation and will be available on request.

VAT

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

PLANS/PHOTOGRAPHS

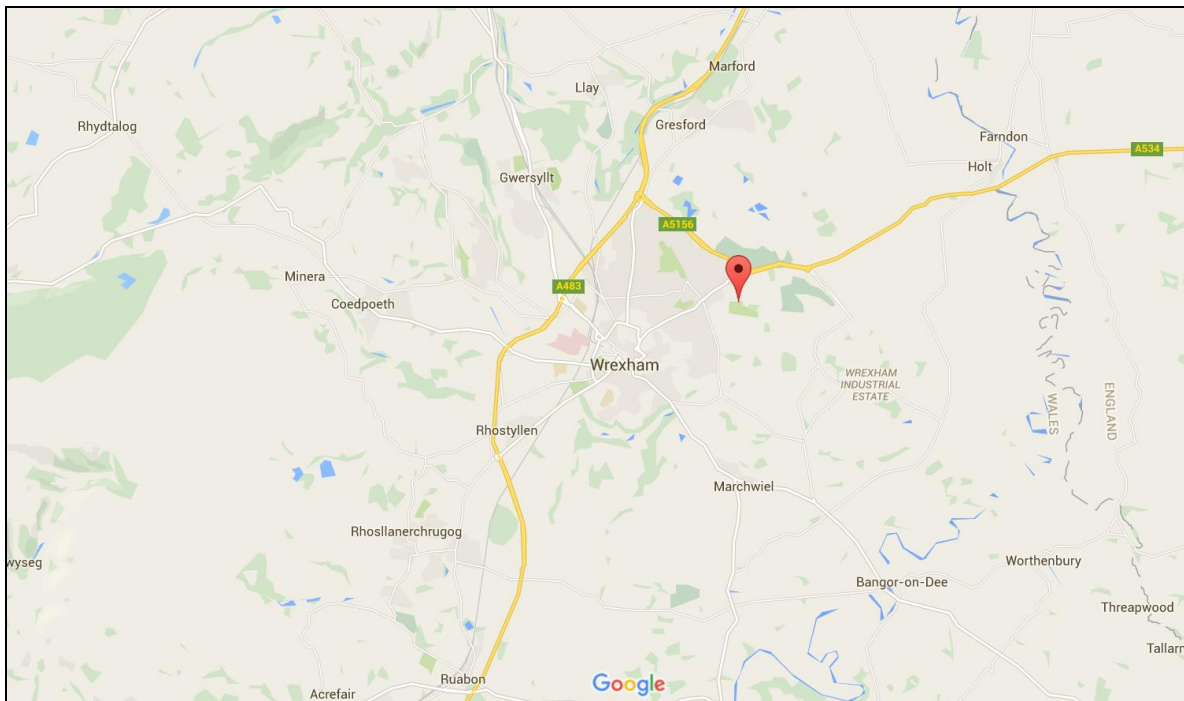
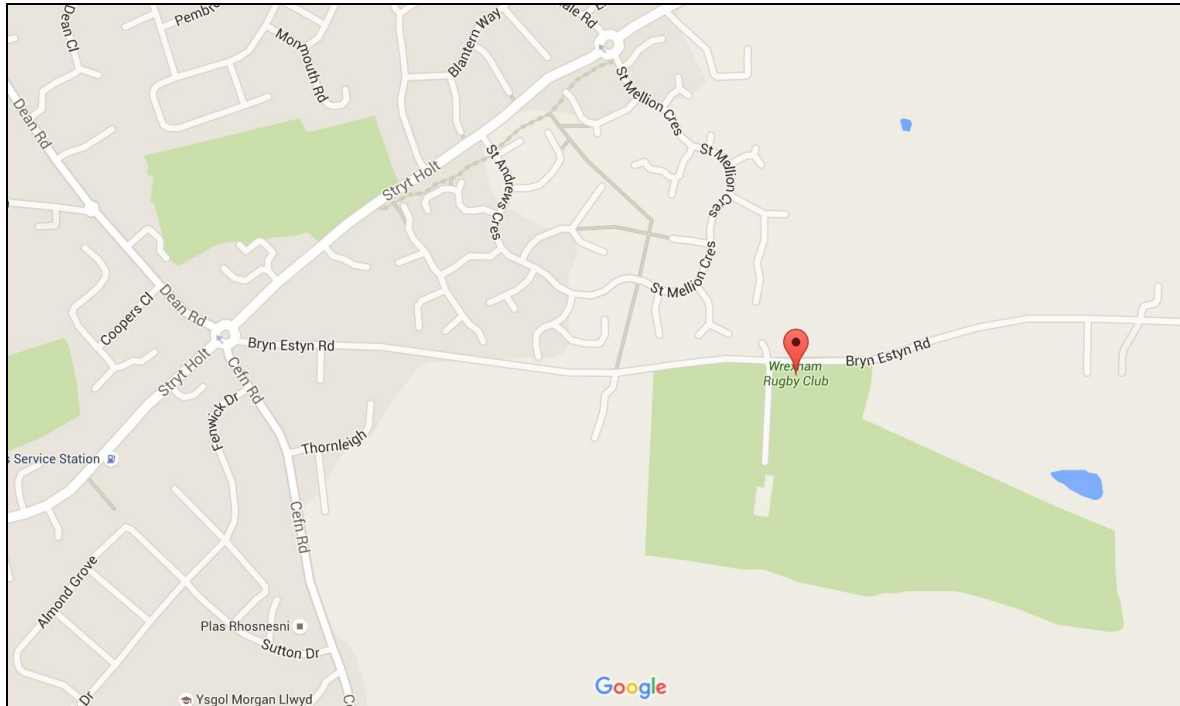
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through joint agents, Beresford Adams Commercial, tel: 01244 351212, contact Fraser Crewe & Wingetts Commercial, tel: 01978 35355, contact Richard Evans.

Details updated **JUNE16**

SUBJECT TO CONTRACT



IMPORTANT NOTICE

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