

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



## Left Hand Side, Cambrian House, Archimedes Centre, Wrexham, LL13 7YP

SEMI DETACHED SELF  
CONTAINED OFFICE

**3,436 - 6,903 SQ FT**

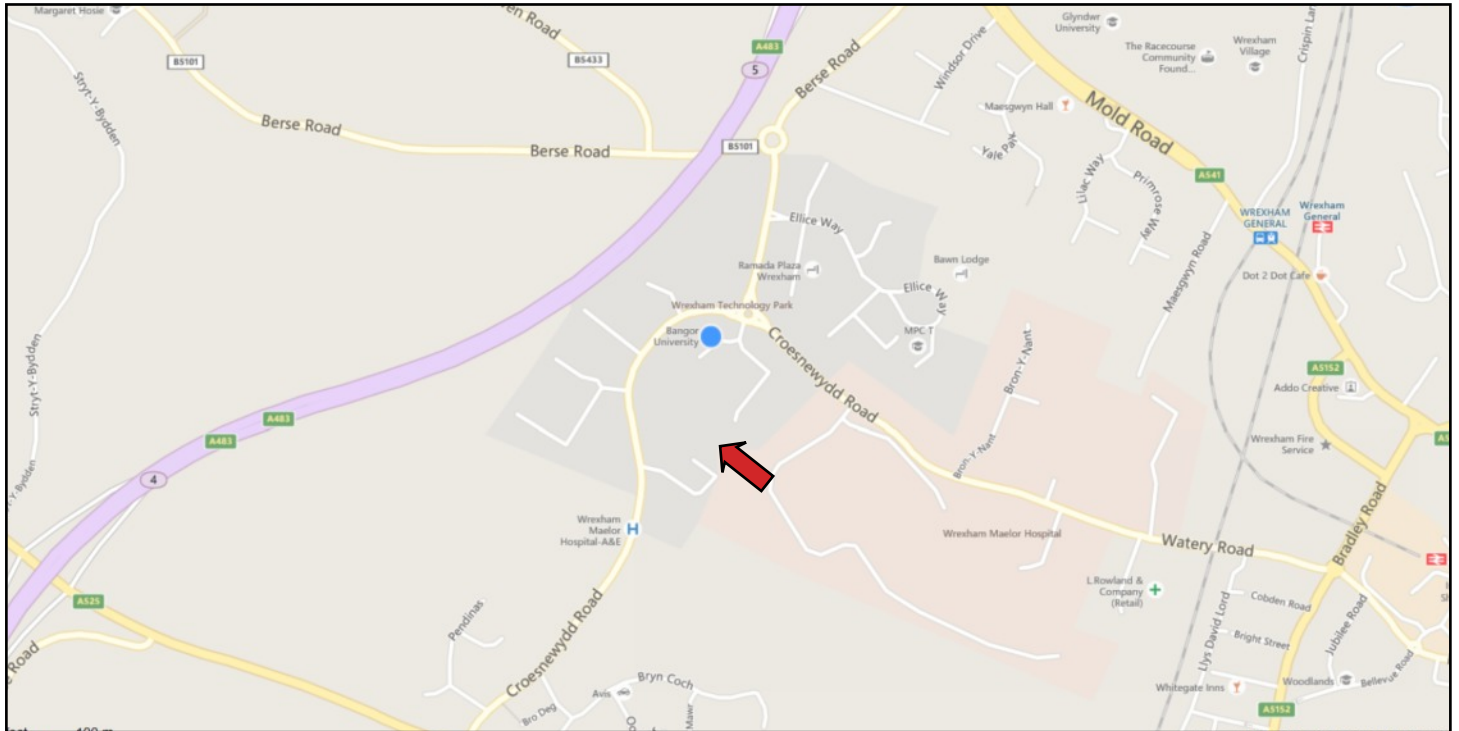
**(319.25 - 641.36 SQ M)**

22 CAR PARKING SPACES  
COMPETITIVE TERMS



**LOCATION**

Wrexham Technology Park is now established as one of the most sought after locations for quality office accommodation within Wrexham and the immediate region. The property is a few minutes walk from both Wrexham Central and General Railway Station.



**DESCRIPTION**

The property comprises self contained offices arranged over ground and first floors. It is of rendered brick construction with pitched slate roof. The ground floor provides a reception area, private offices, large common room. The first floor offers a small lecture theatre and various self contained offices. There are W.C.'S arranged over the two floors including one disabled.

**ACCOMMODATION**

The premises have been measured in accordance to the RICS Code of Measuring Practice (6<sup>th</sup> Edition). The office extends to the following:

Ground Floor	3,436 sq ft	319.25 sq m
First Floor	3,467 sq ft	322.11 sq m
Total	6,903 sq ft	641.36 sq m

**TERMS**

The whole property is available to let by way of a new lease at a rent of £75,000 per annum exclusive. Alternatively, the property is also available separately on a floor by floor basis. The long leasehold interest is also offered for sale.

**CAR PARKING**

There are 22 dedicated car parking spaces.

**BUSINESS RATES**

Enquiries via the Valuation Office Website indicate the property has a rateable value of £60,000.

**ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been prepared and the building was rated E, 111. A copy of the certificate will be made available to interested parties.

**ESTATE CHARGE**

An estate charge is payable. This is approximately \_\_\_\_\_

**BROADBAND**

There is Fibre Optic Broadband available in the area.

**LEGAL COSTS**

Each party to be responsible for the payment of their own legal costs.

**VAT**

Rent and other sums due to the landlord will be subject to VAT.

**VIEWING**

Viewing is by appointment through the sole agent:-  
 Legat Owen  
 Ref: Will Sadler

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

July, 15

**SUBJECT TO CONTRACT**