

**BUILDING 4
CHESNEY COURT
WREXHAM TECHNOLOGY PARK
WREXHAM, LL13 7YP**



TO LET

D1 Medical – Health & Beauty Accommodation

Excellent location

217.50 sq m – 2,341 sq ft

Ample car parking

LOCATION

The property available forms part of Chesney Court, located at first floor accommodation. Chesney Court is immediately opposite the Ramada Hotel, and within the established Wrexham Technology Park, where occupiers include:

- Development Bank of Wales
- Moneypenny
- Micro Materials
- HMRC
- Probation Service
- St Johns Ambulance
- GAP Personal
- TACP Architects
- Yale Spire Private Hospital

The location is easily accessible via the A483(T) dual carriageway, which links to the National Motorway Network via the M53 and in close proximity to the town centre with a regular bus service.

Please refer to location plan.

DESCRIPTION

The property provides self-contained first floor accommodation within a purpose built detached property, suitable for a variety of uses and benefits from D1 planning.

The potential uses for D1 planning are as follows.

- Medical
- Dental
- Health & Beauty
- Cosmetic surgery clinic

The building is constructed of steel frame clad with brick elevations with feature window elevations, beneath a series of pitched roofs.

The property has its own self-contained access to an entrance hall leading to a first floor landing area, then access to the main area. The accommodation comprises mostly open plan floor space, which can be reconfigured to suit an occupiers specific requirements.

Agents Note

Please note that the property is located immediately above an established day nursery/creche, and can provide tenants with excellent childcare on a daily or long term basis.

ACCOMMODATION/AREAS

Sq M	Sq Ft
217.50	2,341

There will be 8 dedicated car parking spaces.

RENTAL

£28,000 per annum, payable quarterly in advance by standing order.

SERVICE CHARGE

A service charge will be applicable to the common areas of the estate, the Agent can provide further information.

LEASE

The property is available by way of a new Full Repairing & Insuring lease, for a term to be agreed, subject to regular rent reviews.

RATES

The VOA website confirms the property has a Rateable Value of £18,000.

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council.

SERVICES

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

VAT

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

EPC

The Energy Performance Asset Rating for this property is C – Certificate Reference Number: 9920-5937-0336-6233-7070.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

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

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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 BA Commercial, Chester 01244 351212. Ref:

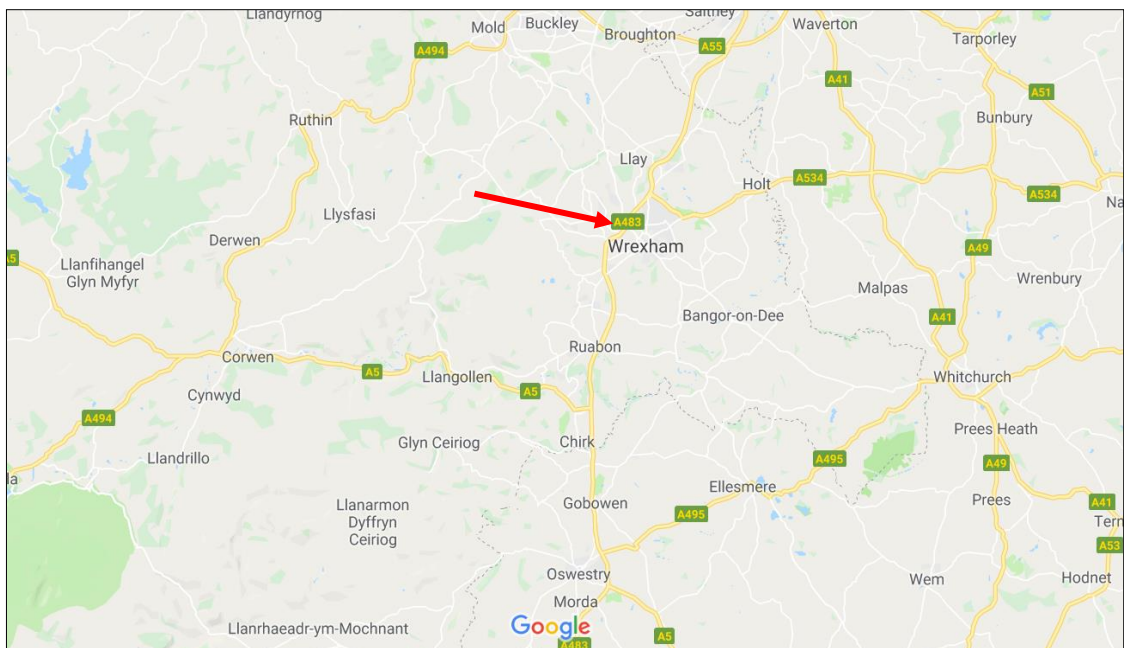
HCMARCH19

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SUBJECT TO CONTRACT





IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA 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.
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