

**Beresford Adams**  
COMMERCIAL

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

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Tel: 01244 351212 Fax: 01244 313282

**BRYN ESTYN BUSINESS CENTRE  
BRYN ESTYN ROAD, WREXHAM**



**TO LET**

**18.1 sq m (195 sq ft) to 214.65 sq m (2317 sq ft)**

**Established office location**

**Ample car parking**

**Flexible terms**

**Immediate occupation available**



**\*Valuations\*Rent Review and Lease Renewals\*Commercial Property Management\*Commercial Rating Appeals/Advice\*  
Compulsory Purchase and Compensation\*Schedule of Condition/Dilapidations\***

## 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 plan.

## 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 has been refurbished to a good standard, and comprises double glazed windows, good quality decoration, VDU compatible light fittings, fitted carpet and ample communal facilities.

## ACCOMMODATION

Suite	Floor Area	Floor Area	Rental (pa)	Service Charge (pa)
<b>Ground Floor</b>				
3a	64.83 sq m	698 sq ft	£5,600	£1,400
3b	68.74 sq m	747 sq ft	£6,000	£1,500
3c	44.8 sq m	482 sq ft	£4,000	£1,000
3d	18.14 sq m	195 sq ft	£1600	£400
3e	18.14 sq m	195 sq ft	£1600	£400
<b>First Floor</b>				
3	63.92 sq m	688 sq ft	£5,500	£1,400
Unit 15	29.36 sq m	316 sq ft	£2,600	£650

## LEASE

The premises are available on the equivalent of full repairing and insuring terms, for a term to be agreed, all leases to be excluded from the Landlord & Tenant Act 1954.

## SERVICE CHARGE

A service charge is applicable to management and maintenance of common areas, further information can be provided by the Agents.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords reasonable legal costs in the preparation of the lease.

## RATES

The property will need to be re-assessed for Rating purposes. A guide can be given by the letting agents.

## 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 the sole agents, Beresford Adams Commercial. Tel: Chester (01244) 351212. Ref: FC Updated 24/08/11

**SUBJECT TO CONTRACT**

*Suite 3, comprising part open plan and two private offices – immediately available*

**IMPORTANT NOTICE**

Beresford Adams Commercial conditions under which particulars are issued:

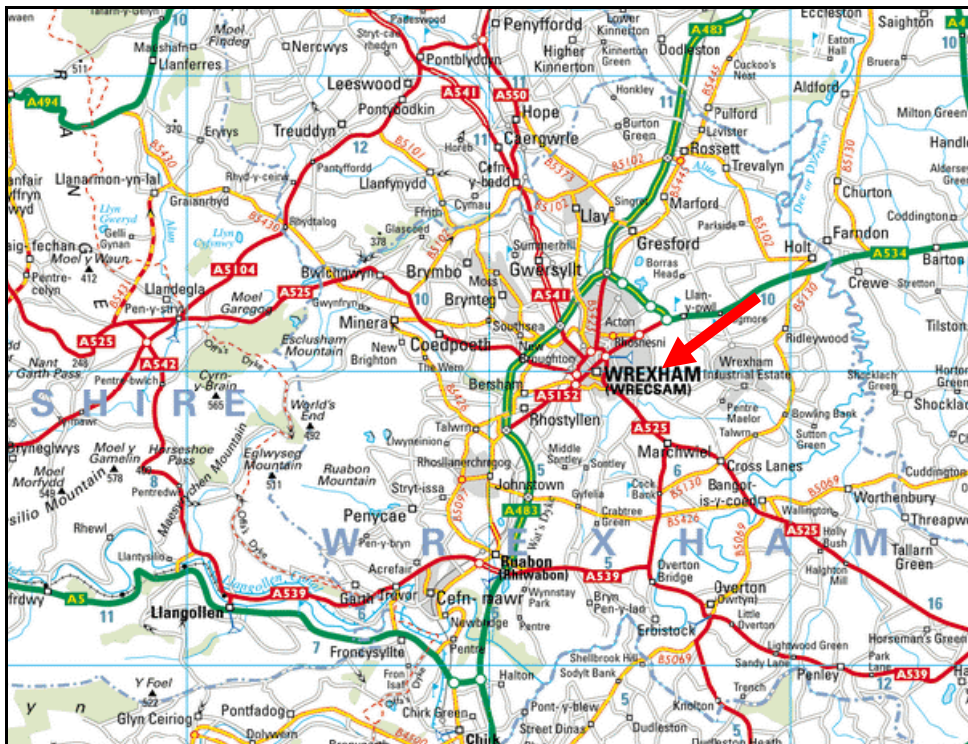
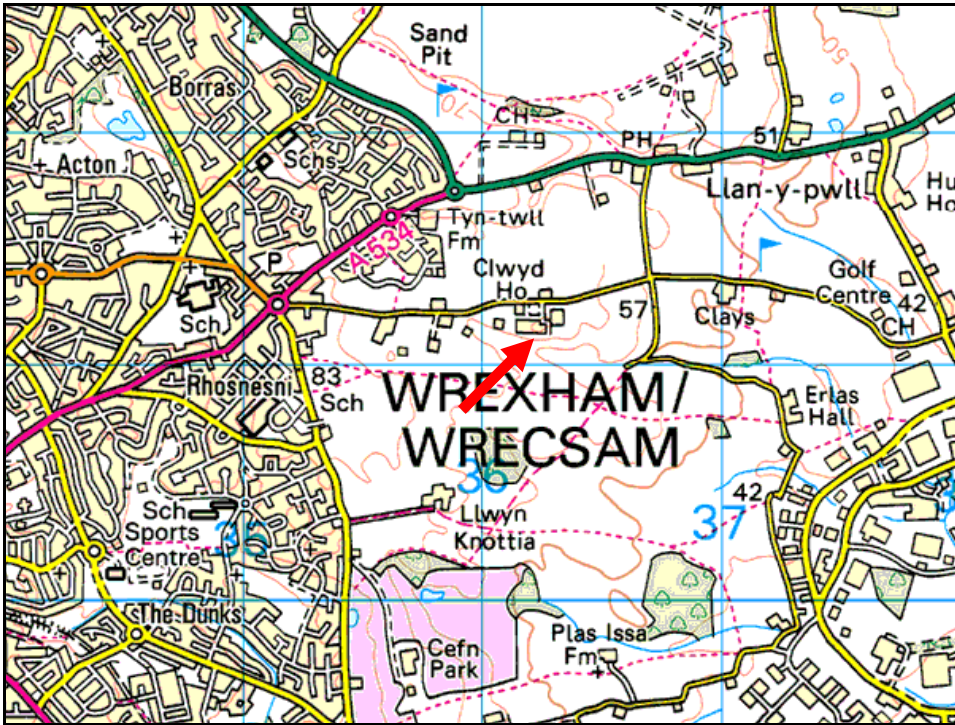
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- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- iv. all rentals and prices are quoted exclusive of VAT.

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