

# BUILDING 2, CHESNEY COURT, WREXHAM TECHNOLOGY PARK, WREXHAM, LL13 7YP

## TO LET/FOR SALE

- Detached Office Building
- Excellent – Established Location
- 478.29 Sq M (5,148 Sq Ft ) NIA
- 20 Designated Car Parking Spaces
- To be refurbished upon exit of current tenant in Summer 2021



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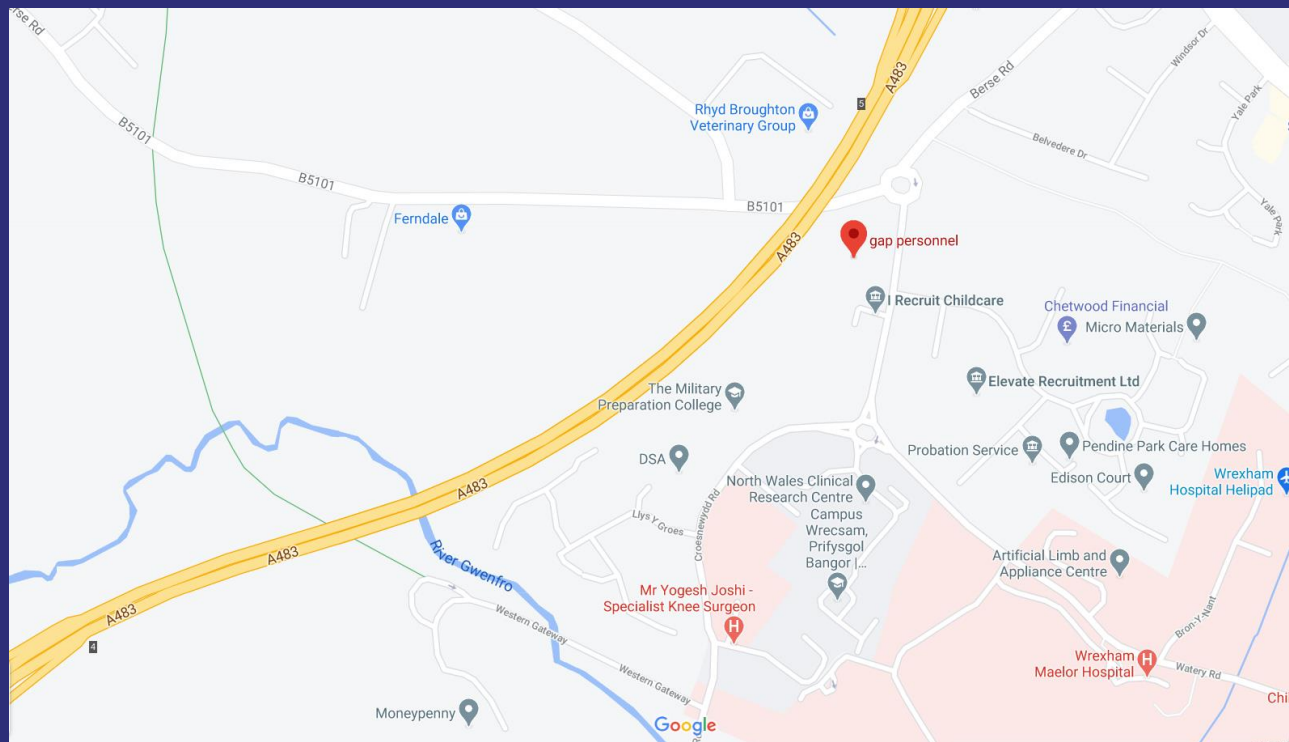
## LOCATION

The property available forms part of Chesney Court which is immediately opposite The Ramada Hotel, and within the established Wrexham Technology Park, where occupiers include:

- Development Bank of Wales
- Moneypenny
- Micro Materials
- Probation Service
- St Johns Ambulance
- 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



### Chester

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Grosvenor St, Chester, CH1 1XG

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### North Wales

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## DESCRIPTION

The property comprises a detached purpose built self-contained two storey office building, constructed of brick elevations, including feature windows beneath a series of pitched roofs.

The property is finished to a good standard and is arranged over ground and first floor, providing a mix of open plan and private office accommodation, together with kitchen and wc facilities on both floors.

The property also benefits from the following modern specification:

- Perimeter trunking
- Air conditioning
- Carpeted
- Raised floors
- Double glazed windows
- Electrical wall radiators
- Front and rear staircases

The property also benefits from disabled access, and approximately 20 designated car parking spaces.

## ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement on a Net Internal basis as follows:

Accommodation	Sq m	Sq ft
Ground floor	296.45	3191
First floor	181.84	1957
<b>Total (NIA)</b>	<b>478.29</b>	<b>5,148</b>



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## LEASE

The property will be available by way of a Full Repairing and Insuring Lease for a term of years to be agreed and to include regular rent reviews.

## RENTAL

£60,000 per annum

## PURCHASE PRICE

Upon application

## SERVICE CHARGE

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

## RATES

We have visited the Valuation Office Agency website, which indicates that the property has a Rateable Value of £41,000.

Further information can be obtained from the Local Rating Authority.

## SERVICES

Mains water, electricity, gas and drainage are connected to the property subject to statutory regulations. The property has a three phase electricity supply.

## EPC

The Energy Performance Asset Rating for this property is E – Certificate Reference Number: 9700-5937-0337-6031-7070. 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.

## VAT

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

## CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the “RICS Code for Leasing Business Premises” which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: April 21

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[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com)

**07387 647578**

**SUBJECT TO CONTRACT**

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## IMPORTANT NOTICE

BA 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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