

Beresford Adams
COMMERCIAL

www.bacommercial.com

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



TO LET

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

Established office location

Extensive 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)	Availability
Ground Floor				
3a	Let to SW Physiotherapy			
3b	70.14 sq m	755 sq ft	£6,000	Let
3c	43.48 sq m	468 sq ft	£4,000	Let
3d	17.65 sq m	190 sq ft	£1,600	Let
3e	17.65 sq m	190 sq ft	£2,000	Available
First Floor				
4	63.92 sq m	688 sq ft	£5,500	Available
7	61.32 sq m	660 sq ft	£5,300	Available
9	18 sq m	194 sq ft	£1,500	Let
15	29.36 sq m	316 sq ft	£2,600	Let

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 levied in respect of management and maintenance of common areas.

LEGAL COSTS

Each party will be responsible for their own legal costs.

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.

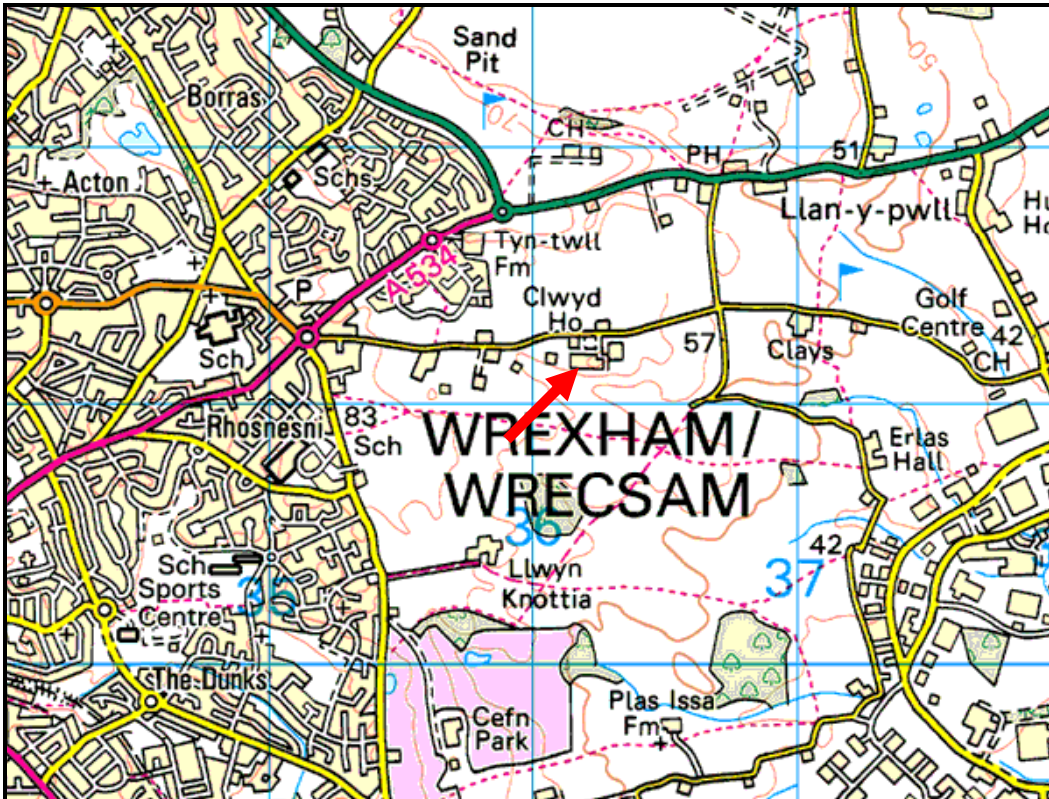
PLANS/PHOTOGRAPHS

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 joint agents, Beresford Adams Commercial, tel: Chester (01244) 351212, contact Fraser Crewe & Wingetts Commercial, tel: 01978 35355, contact Richard Evans. Details updated Jan2015

SUBJECT TO CONTRACT



IMPORTANT NOTICE

Beresford Adams Commercial conditions under which particulars are issued:

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