

# TO LET

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



## Roxburgh House, Wrexham, LL11 1SN

SELF CONTAINED OFFICE PREMISES

**8,860 - 18,420 SQ FT**

WREXHAM TOWN CENTRE  
SUITABLE FOR A VARIETY OF USES



## LOCATION

The property is located on Hill Street, behind the Island Green Shopping Centre, immediately adjacent to the Grove Park Theatre and a very short distance from Regent Street and the main pedestrianised shopping area. The property is within walking distance of Wrexham Central railway station, Wrexham General railway station and the bus station. Please refer to the plan enclosed with these marketing particulars for the exact location.

## DESCRIPTION

Roxburgh House is a self contained office property dating from the 1960s. The available accommodation comprises the entire second and the entire third floors and currently provide a large number of partitioned rooms. A set of floor plans is attached. The property has its own self contained entrance at ground floor level with lift and stairs providing access to the upper floors. Female, male and disabled W.C. facilities are provided.

The internal partitioning is non structural and could be removed either as a whole or in part to provide large open plan areas if so required.

## ALTERNATIVE USES

We have had initial discussions with the local planning authority and subject to the receipt of the necessary planning consents, believe that the property could be suitable for a variety of uses to include:-

- Student accommodation
- Hotel
- Office
- Residential conversion
- Leisure

The landlord will work with prospective occupiers to secure the necessary consents.

## TERMS

The accommodation is available on a new internal repairing and insuring lease for a term of years to be agreed.

Consideration will also be given to a long lease sale.

## ACCOMMODATION

The property has been measured in accordance with IPMS3:

Second Floors	8,000 sq ft
Third Floors	8,000 sq ft
Total	16,000 sq ft

## UTILITIES

Utilities are payable by the tenant.

## RENT

Upon application.

## RENT DEPOSIT

A 3 month rent deposit may be requested dependant on credit check.

## SERVICE CHARGE

A service charge of £2.42 per sq ft per annum is payable.

*\* Service charge subject to reconciliation each year.*

## BUILDING INSURANCE

The landlord will insure the building and recover premium from tenant.

## RATEABLE VALUE

The second and third floors have a combined rateable value of £107,000 effective 1 April 2010.

## SERVICE CHARGE

A service charge is levied for the maintenance of the exterior of the building. If let on a floor by floor basis then a further service charge will be levied for the maintenance of the internal common parts, lift, fire alarm etc.

## ENERGY PERFORMANCE CERTIFICATE

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

## PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## LEGAL COSTS

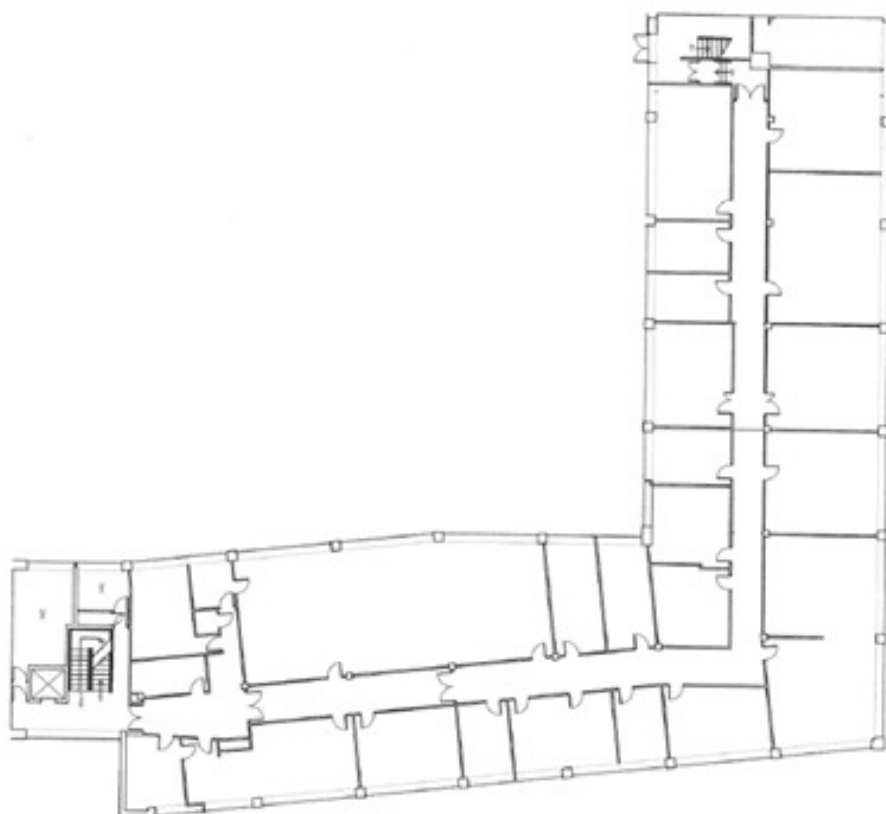
Each party is to bear their own legal costs.

## VAT

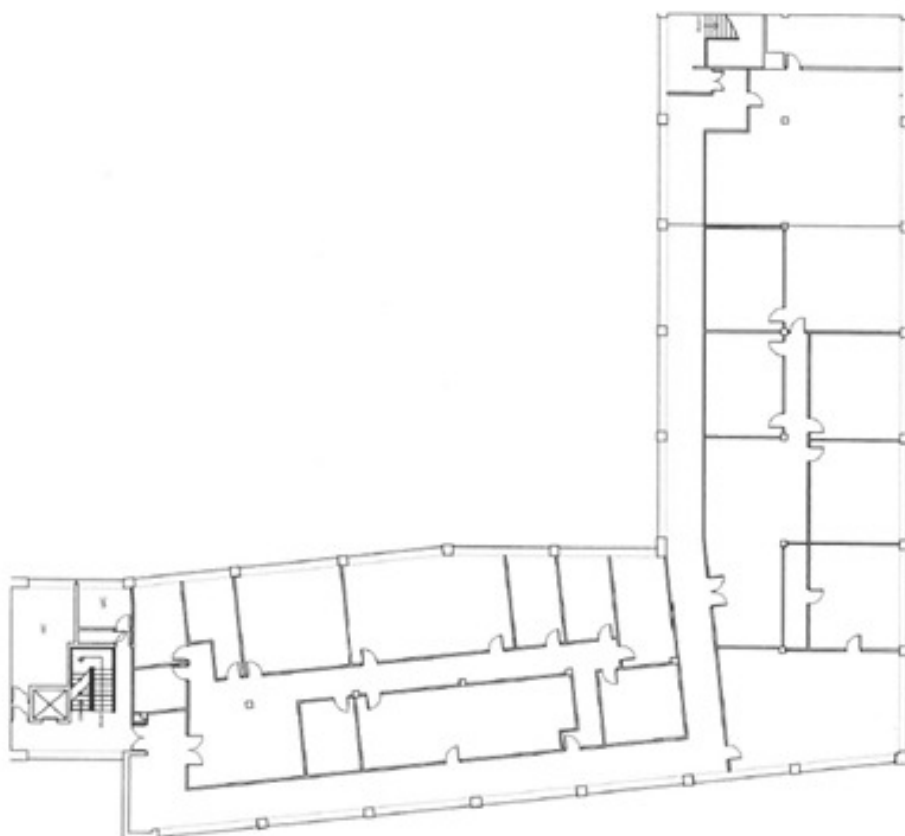
VAT is not payable.

## VIEWING

By prior appointment through the sole agent, Legat Owen Will Sadler, 01244 408219  
[willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk)



Existing Second Floor Plan  
Scale 1:200



Existing Third Floor Plan  
Scale 1:200





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.

September, 19

**SUBJECT TO CONTRACT**

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