

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
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First Floor, 4 Chesney Court, Wrexham, LL13 7YP

REFURBISHED FIRST FLOOR
ACCOMMODATION
OPEN PLAN SPACE

SUITABLE FOR OFFICE/CLINICAL/TRAINING/
EDUCATIONAL USE

2,395 SQ FT

GROUND FLOOR ENTRANCE
WITH PARKING



DESCRIPTION

A two storey building. The ground floor is occupied by Saplings Day Nursery and the first floor is vacant ready for occupation. The first floor has it's own ground floor entrance and provides open plan accommodation with kitchen/breakout area, reception and self contained WCs.

The property has been comprehensively refurbished and provides a good combination of open plan and private offices.

The property has a D1 planning consent and would be suitable for clinical, educational and training centre use, as well as B1 offices subject to receipt of suitable planning permission..

TERMS

Available on a new internal repairing and insuring lease for a minimum term of 3 years.

UTILITIES

The payment of gas and water will be met by tenant. The tenant will be responsible for the payment of their own electricity, telephone and broadband.

BROADBAND

We have undertaken a check with BT Open Reach and a broadband speed of up to 12.5 MBPS should be available. Interested parties are strongly advised to make their own investigations. We understand fibre should be available by December 2017.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C, 61.

RENT

Rent is payable quarterly in advance by direct debit. There will be an upward only rent review every 3rd or 5th year, depending on length of lease.

RENT DEPOSIT

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

SERVICE CHARGE

A service charge is payable. This covers:

- Landscaping
- Estate lighting
- Gritting
- General upkeep of common areas
- External maintenance

ACCOMMODATION

The property has been measured in accordance with IPMS3:

RATES

The property is currently assessed over both ground and first floors is rated as a day nursery with a rateable value of £46,750.

The property is to undergo a reassessment and we anticipate the rateable value of the first floor to be in the order of £21,600.

** If rateable value is below £12,000 then an occupier may benefit from small business rates relief.*

BUILDING INSURANCE

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

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 payable on all sums due the landlord.

VIEWING

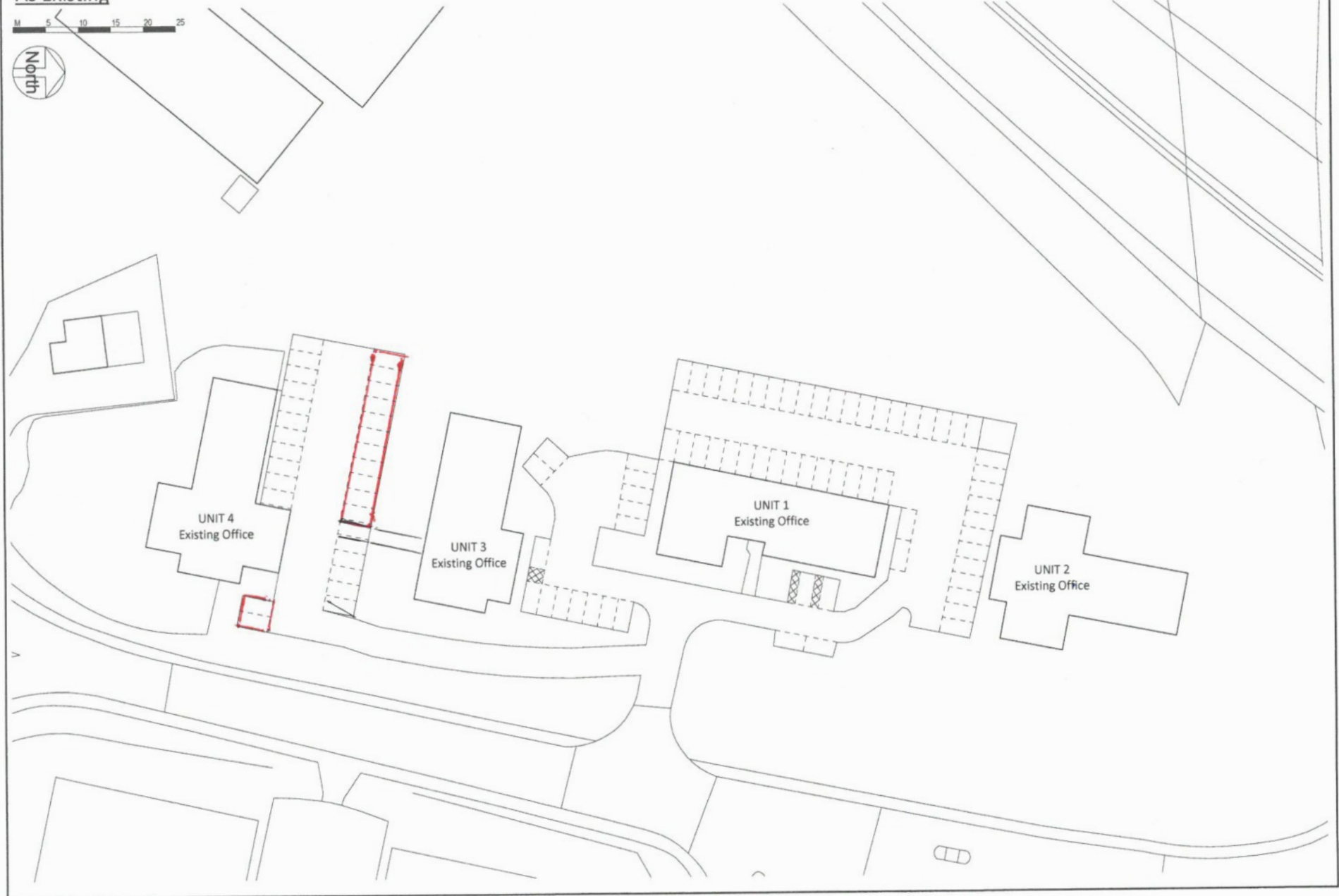
By prior appointment through the sole agent, Legat Owen:

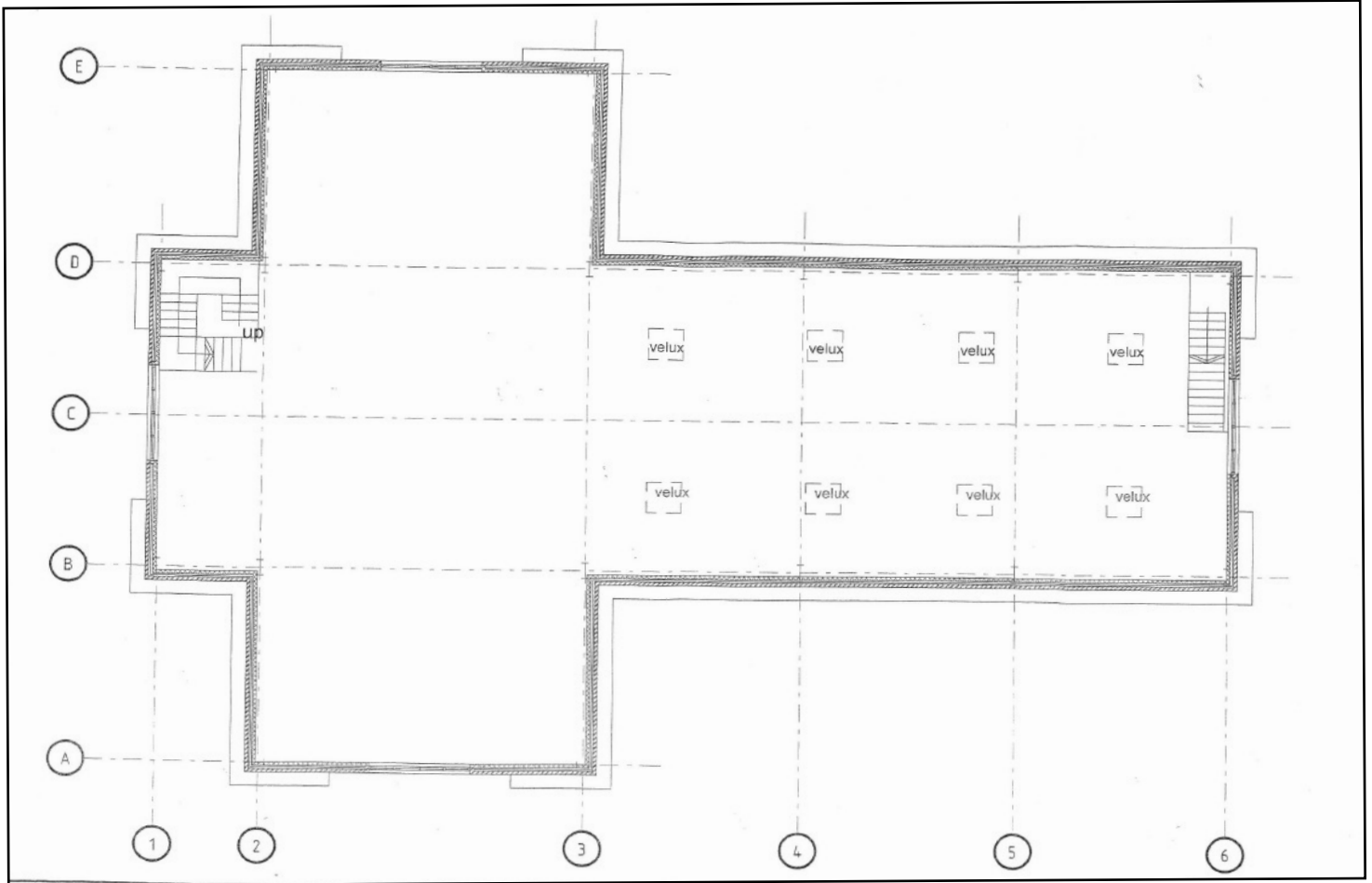
Will Sadler
01244 408219 / 07957 562816
willsadler@legatowen.co.uk



Unit	Size (sq ft)	Car Parking	Rent (per annum)	Rates Payable Estimate	Budget Service Charge (per annum)	Building Insurance (per annum)
First Floor	2,395	11	£25,000	£10,000	£1,500	£500

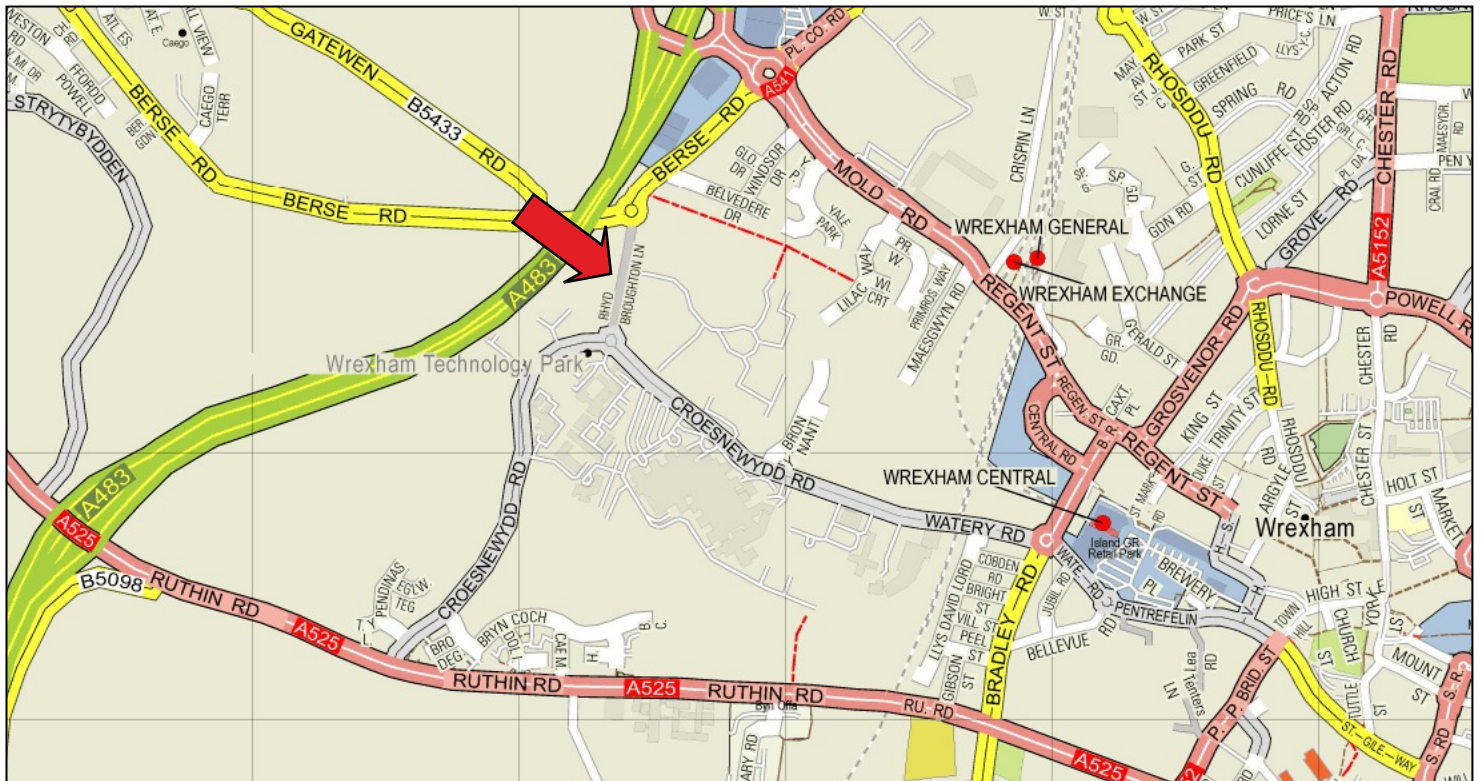
As Existing





LOCATION

The property is in a prime location on a 4 acre site at the entrance to the Wrexham Technology Park, opposite the Ramada Hotel. The Technology Park extends to approximately 50 acres and has easy access to the A483 dual carriageway.



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.

November, 17

SUBJECT TO CONTRACT

