

IMPERIAL BUILDINGS

1-2 KING STREET, WREXHAM, LL11 1HR



TO LET

- Modern town centre office accommodation
- Good specification with contract car parking nearby
- Available currently on a floor by floor basis from 301.5 sq m (3246 sq ft) to 413.6 sq m (4452 sq ft)
- Immediately available on flexible terms
- Rental upon application

Chester

BA Commercial, 2 Friarsgate,
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LOCATION

The property occupies a prominent town centre location in Wrexham, the principal commercial centre in North East Wales.

The town has a central area population in the order of 42,000 although draws on a substational catchment within the Borough, now in excess of 140,000.

Wrexham benefits from a central location in the region, being some 12 miles south of Chester, 30 miles north of Shrewsbury, 35 miles south west of Liverpool and 50 miles south west of Manchester. The town lies at the intersection of the A525, A534 and A541, the main route serving the town being the A483 Expressway, which provides direct access to the A55 and thereafter junction 11 of the M53 motorway and junction 15 of the M56 motorway.

The premises are situated close to the town's main bus station, and also within close proximity of Glyndwr University and other colleges, the town's professional quarter being location on Grosvenor Road, also nearby. There is a large NCP car park opposite, suitable for contract and short stay parking.

DESCRIPTION

The property comprises a substantial modern three storey commercial block with ground floor retail premises, the entrance to the upper storeys being via a dedicated foyer off King Street. The accommodation is located at first and second floors, and is accessed by a staircase, together with a chair lift. The offices and reception have recently been refurbished to a high standard including redecoration and carpeting throughout. Fit out includes suspended ceilings with recessed Category II light fittings and some perimeter trunking. The property has a fire and intruder alarm system and the accommodation has part comfort cooling installed.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
First floor	301.55	3246
Second floor	413.59	4452
Total	715.14	7698

Please note that suites from 139.35 sq m (1500 sq ft) can be made available. This size accommodation being available at second floor level.

RENTAL

Upon application.

TENURE

The property is available on new flexible lease terms to be agreed, further details on application.

RATES

The VOA website confirms the property has a Rateable Value of First floor - £19,500 & Second floor - £21,500.

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council, Business Rates Department 01978 758177.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

EPC

The Energy Performance Asset Rating for this property is D Certificate Reference Number: 0534/2084/5630/0600/9803

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

VAT

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

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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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.

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.

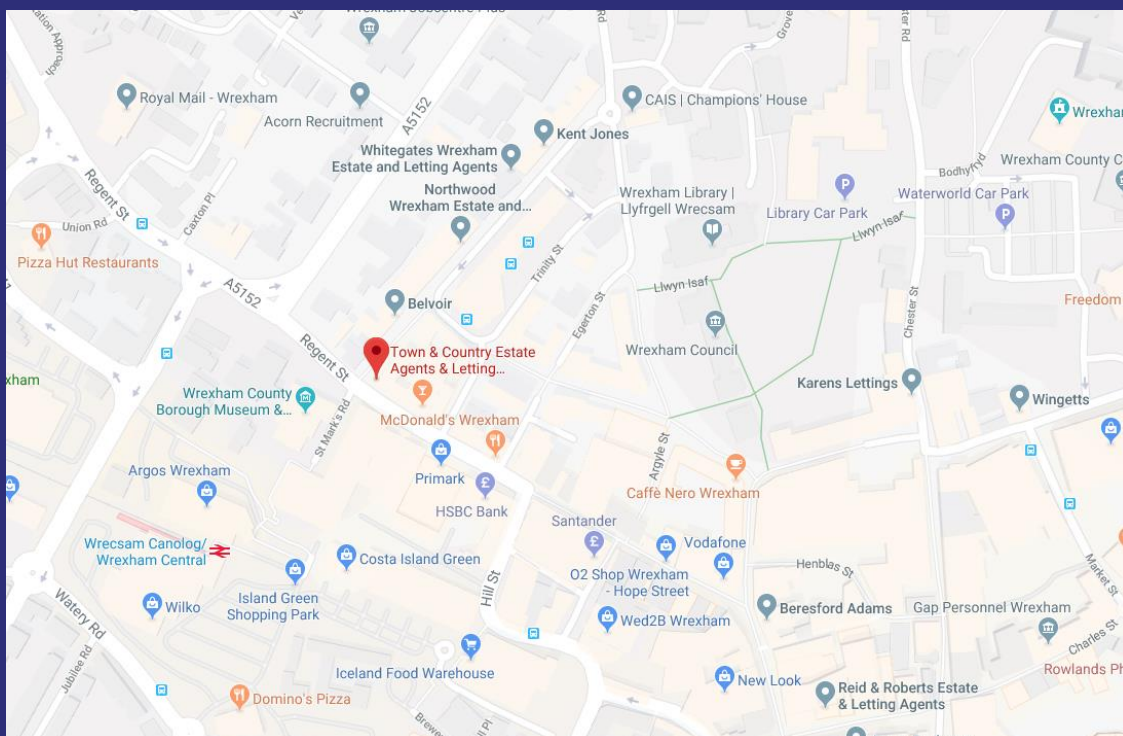
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

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Robbie Clarke: Robbie.clarke@bacommercial.com

SUBJECT TO CONTRACT



IMPORTANT NOTICE



BA Commercial conditions under which particulars are issued:

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