

**OFFICE 5B, ROSSETT BUSINESS PARK
DARLAND, ROSSETT
WREXHAM, LL12 0AY**



TO LET

- Self-contained first floor modern office suite 1,319 sq ft (122.5 sq m)
- Popular business park location
- Generous on site parking

Chester

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BA Commercial
Chartered Surveyors

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LOCATION

The locality enjoys excellent communications. The A55 Chester southerly bypass is some three miles to the North giving direct connections, via the M53/M56, into the motorway network. The A483, Wrexham bypass, is a dual carriageway with a major junction within 1 1/2 miles to the South providing excellent links to the Midlands.

Whilst benefiting from a pleasant rural setting the development is within one mile of the centre of the village where there are a variety of useful amenities including shops, restaurants, hotels and similar facilities.

Please refer to location plan.

DESCRIPTION

Rossett Business Village comprises a combination of modern and traditional buildings set around a courtyard. The properties are purpose designed to accommodate a variety of different sized businesses and are completely self-contained. Constructed to meet the latest building practices the interiors provide a very pleasant working environment.

Unit 5B Rossett Business Village is accessed from the Courtyard and comprises a first-floor self-contained office suite currently configured to provide general open plan office/reception, private office/ boardroom, storage, wc and kitchen facilities.

The property benefits from Category II VDU compatible lighting and wall mounted remote control comfort cooling and heating units.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Front office (NIA)	122.5	1319

RENTAL

£14,600 plus VAT per annum, payable quarterly in advance by standing order.

LEASE

The property will be available by way of a new lease. Terms to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £10,250.

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council, Business Rates Department 01978 292030.

BUILDINGS INSURANCE

The insurance for the property is included within the head service charge for the site.

CAR PARKING

The property has the right to 4 spaces, however Rossett Business Village benefits from ample overflow and visitors parking.

EPC

The Energy Performance Asset Rating for this property is E – Certificate Reference Number: 2090/0632/4679/6229/0096

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.

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.

Chester

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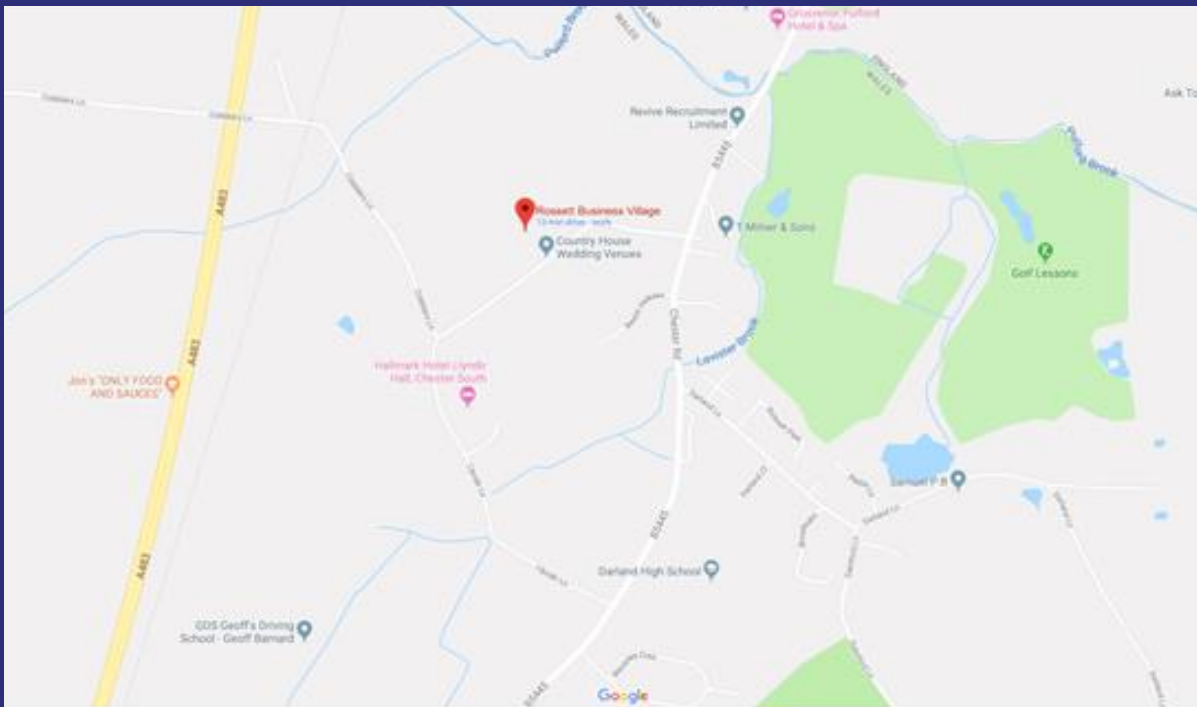
PLANS/PHOTOGRAPHS

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 agents
BA Commercial, Chester 01244 351212
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SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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