

**ROXBURGH HOUSE
WREXHAM
LL11 1SN**



Two Floors of Offices in Wrexham Town Centre

8,000 – 16,000 sq. ft.

TO LET

Legat Owen
CHARTERED SURVEYORS

Albion House, Albion Street, Chester, CH1 1RQ
Tel: 01244 408200 Fax: 01244 408208
www.legatowen.co.uk

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.

PARKING

Five car parking spaces are allocated to the second and third floors and these can be found in the delivery yard to the rear. Public car parking is also available at a number of town centre car parks.

TERMS

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

RENT

Upon application.

BUSINESS RATES

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.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment with the sole agent, Legat Owen.

Will Sadler

willsadler@legatowen.co.uk

Heather Johnston

heather@legatowen.co.uk

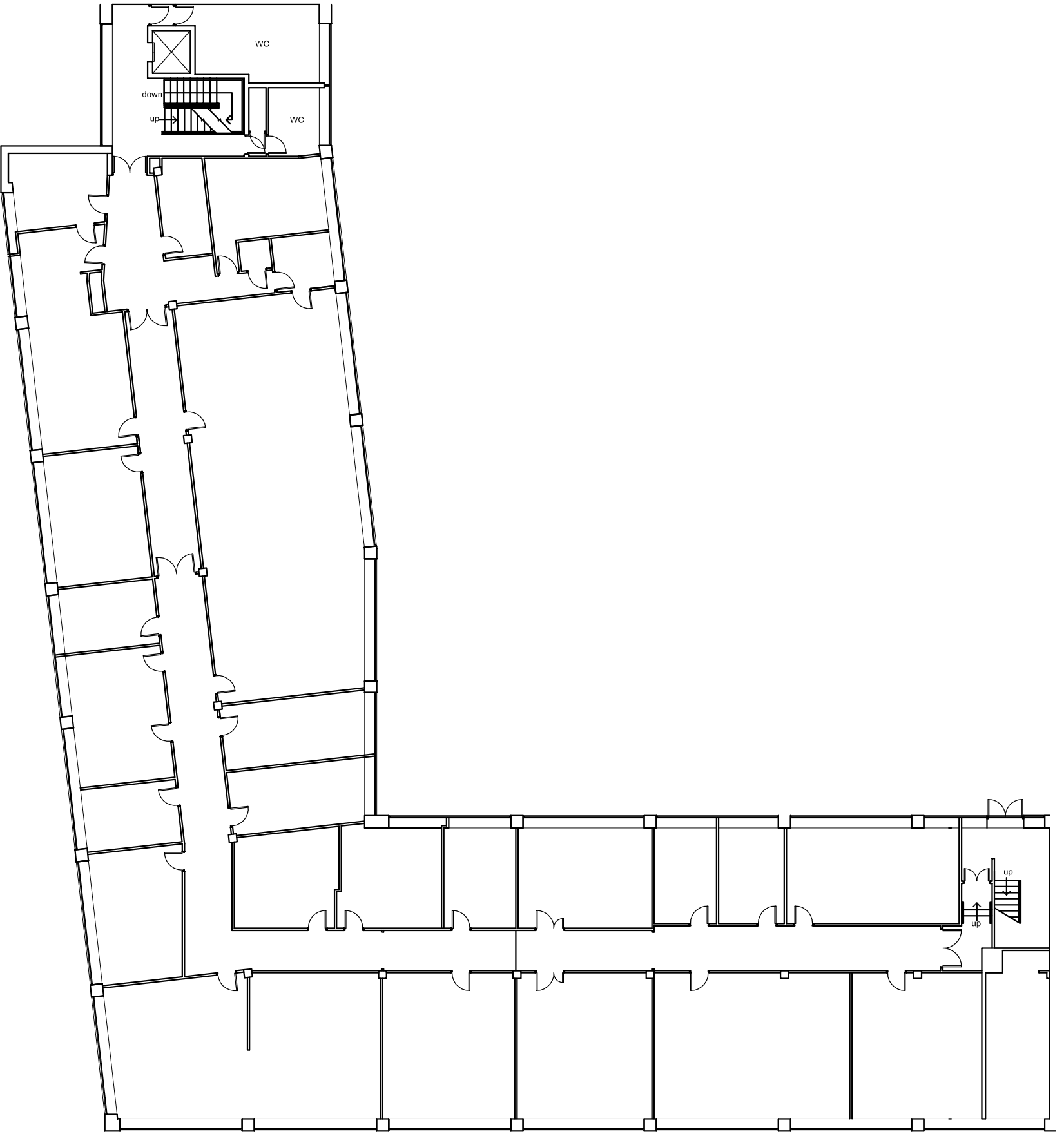
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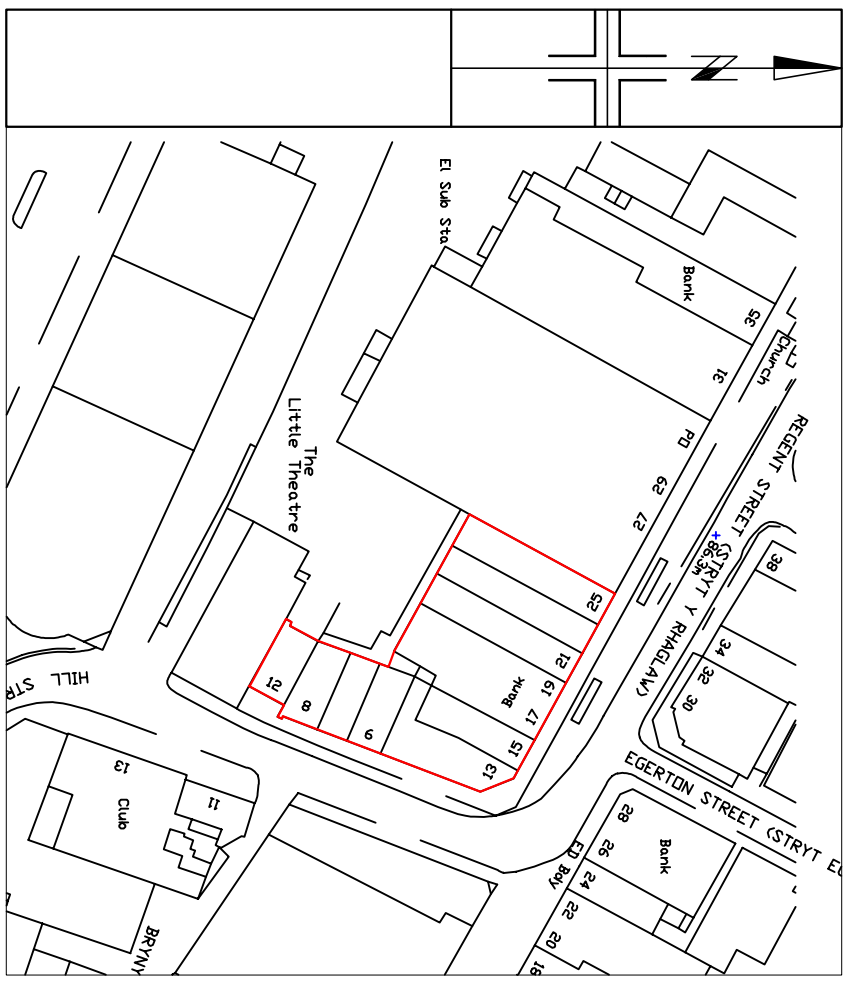
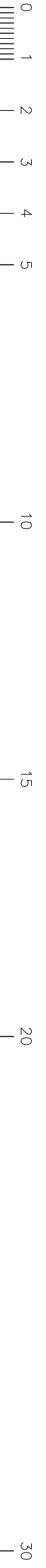
SUBJECT TO CONTRACT

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 representatives 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 correctness of each of the statements contained in these particulars.

DATE	REV.	CHK.	REMARKS



Existing Second Floor Plan
 Scale 1:200



OS Location Plan
 Scale 1:1250

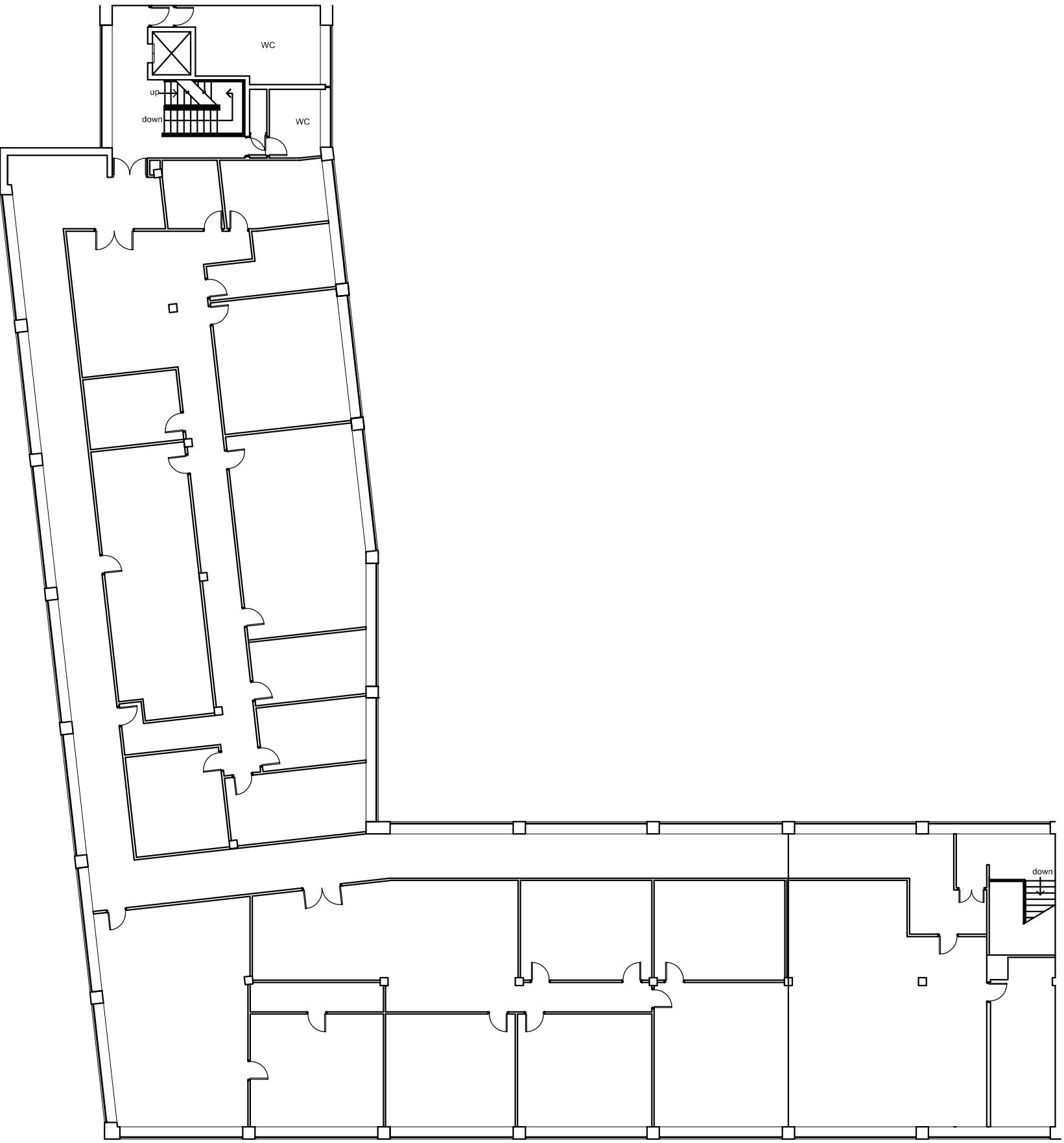
Phoenix Beard
 The Exchange
 19 Newhall Street
 Birmingham B3 3PU
 T: 0121-200-4500
 www.phoenix-beard.co.uk

Client
Threadneedle

Contract Title
Roxborough House Travel Lodge
 Hill Street, Wexham
 LL1 1RY

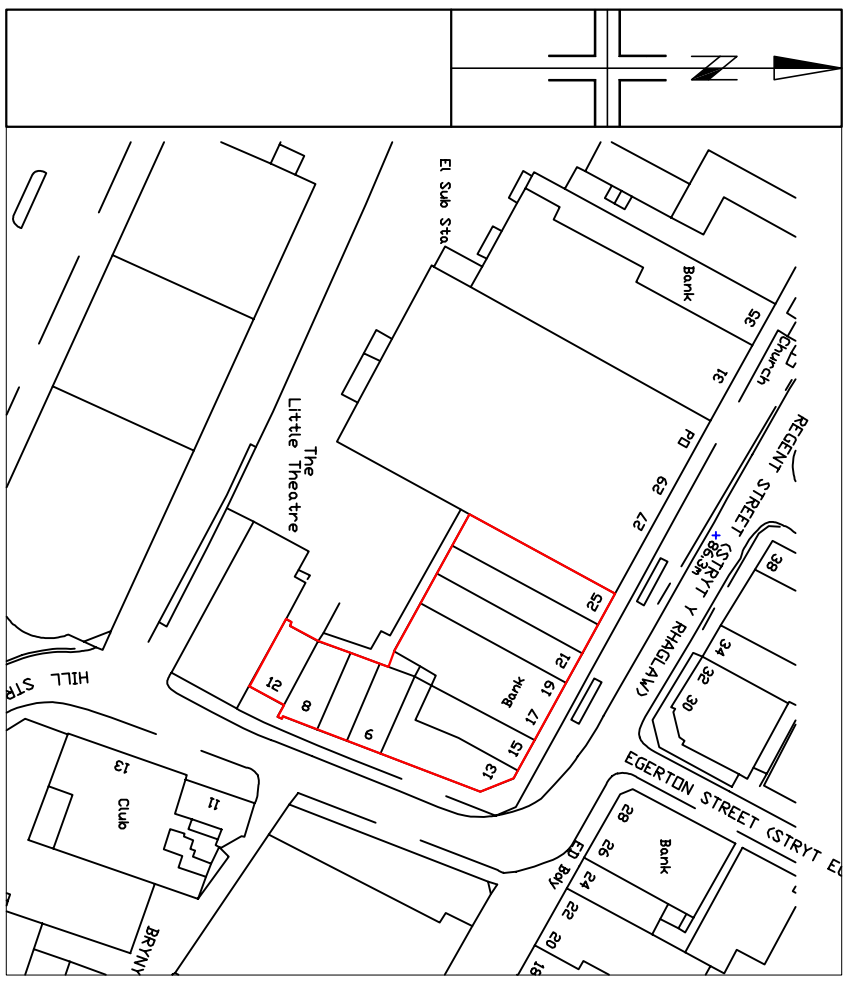
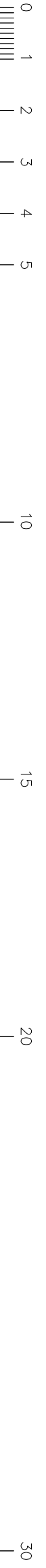
Drawing Title	
OS Location Plan	
Ground Floor Plan	
Scale	Date
1:200, 1:1250 @ A3	29-01-08
Contract No.	Drawing No.
1080006	021
Drawn /Checked	Rev.
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DATE	REV.	CHK.	REMARKS



Existing Third Floor Plan

Scale 1:200



OS Location Plan

Scale 1:1250

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 LL1 1RY

Drawing Title
OS Location Plan
Ground Floor Plan

Scale	Date	Drawn /Checked
1:50, 1:1250 @ A3	29-01-08	TH
Contract No.	Drawing No.	Rev.
1080006	031	