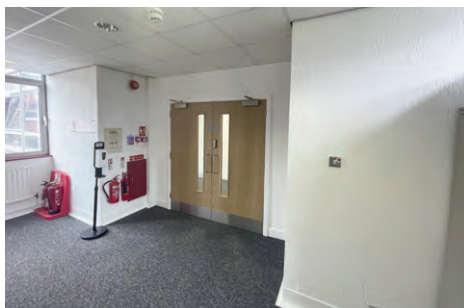


OFFICES WITH PARKING

Regent House, Regent Street, Wrexham LL11 1PR



Part 1st floor 1,969 sq.ft (183 sq.m)
Part 3rd floor 2,195 sq.ft (204 sq.m)
Plus on site parking
Recently Refurbished

Situation:

Regent House is situated in a prominent location close to the junction of Regent Street and Grosvenor Street, immediately to the North of the Town Centre. Close by are Wrexham University, Bus Station, Railway Station, NCP Car Park, Football Club and less than 1 mile from A483 dual carriageway (Chester – A5)

Wrexham has a population 136,000

Other tenants in the building include Papa Johns Takeaway, Pepes Chicken and Maximus.

Accommodation:

1st floor:	1,969 sq.ft	(183 sq.m)
3rd floor:	2,195 sq.ft	(204 sq.m)

Attached floor plans.

Service Charge:

Approx £6 per sq.ft

Lease Terms:

New 5 year FRI Lease at £12.50 per sq.ft exclusive of Rates and Service Charge.

VAT:

Value Added Tax will be applied to the rental and other outgoings

Car Parking:

Car spaces are available exclusively to the Tenants of Regent House from Monday – Friday, 7am – 6pm. Outside these hours, the car spaces are on a “first come first served basis” and consequently will be available for night time and weekend visitors.

Available at £145 + VAT per space for a 3 month licence.

Rateable Value:

Part First floor - £21,250

Part Third Floor - £16,250

Rate in the £ 2024/25 54.6p

EPC:

Rated D (89)

Legal Costs:

Each Party to be responsible for payment of their own legal costs.

Subject to an indemnity if one Party unilaterally withdraws once Solicitors are instructed.

Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Surveyor:

John G. Fifield FRICS

John.fifield@fifieldglyn.com

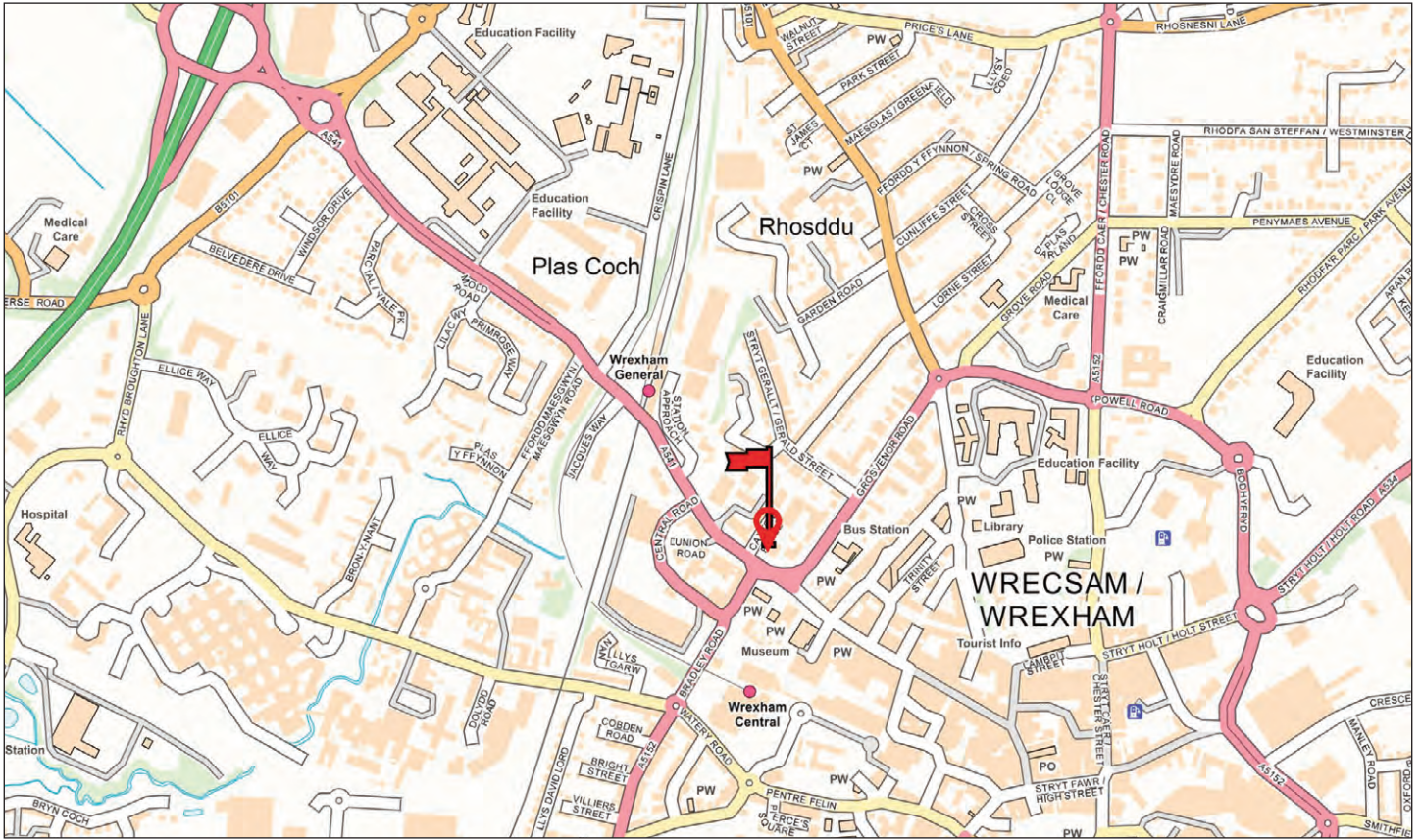
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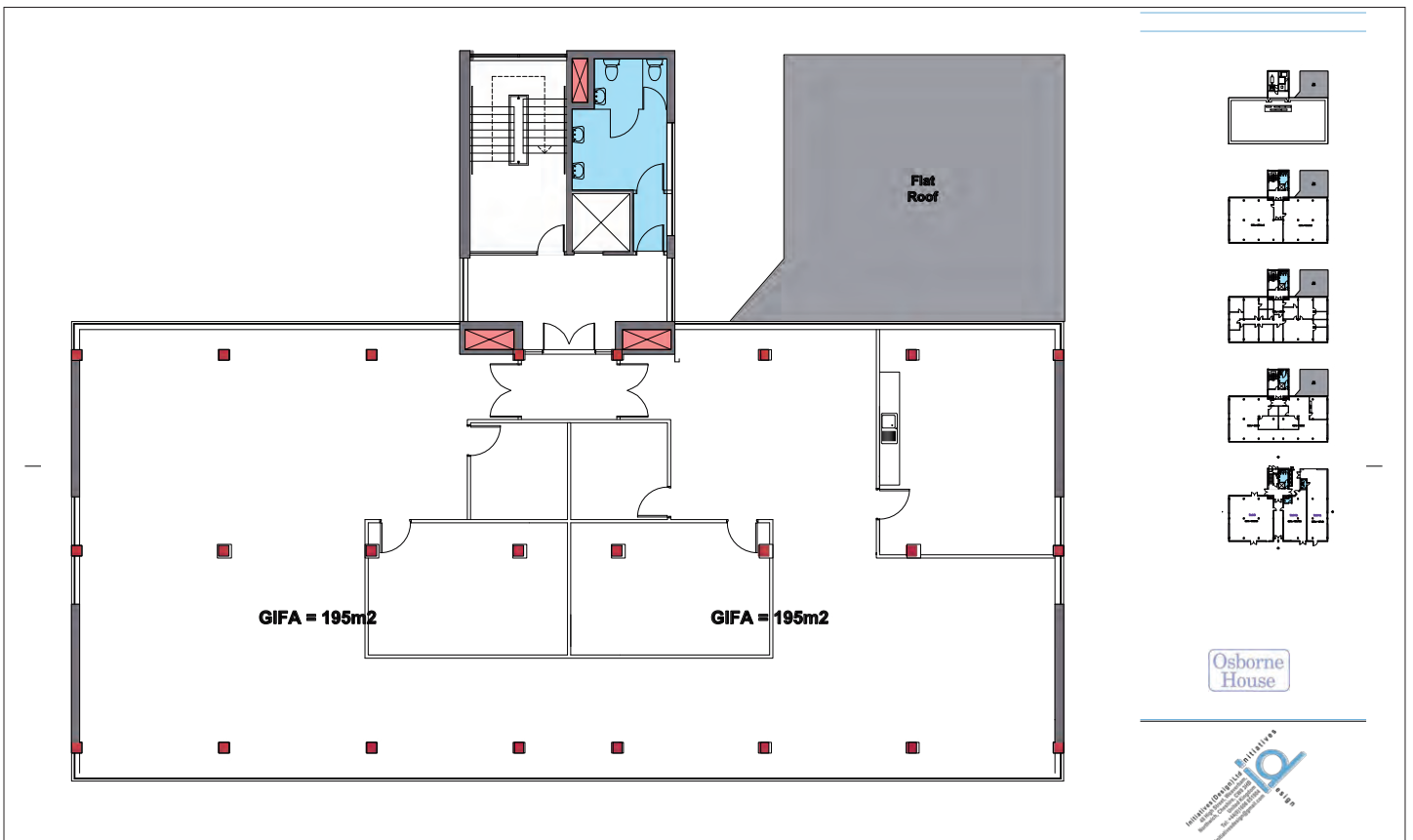
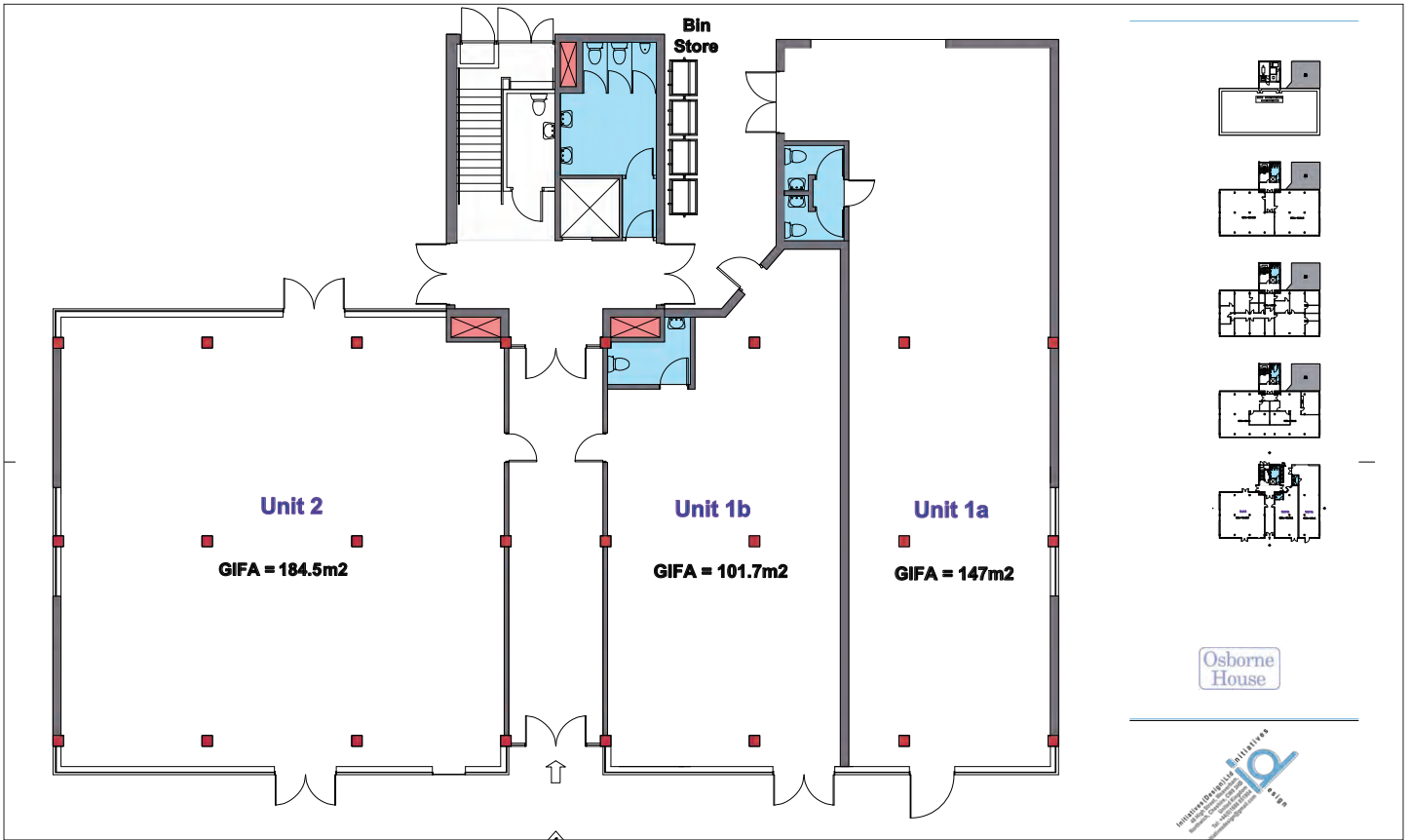
SUBJECT TO LEASE

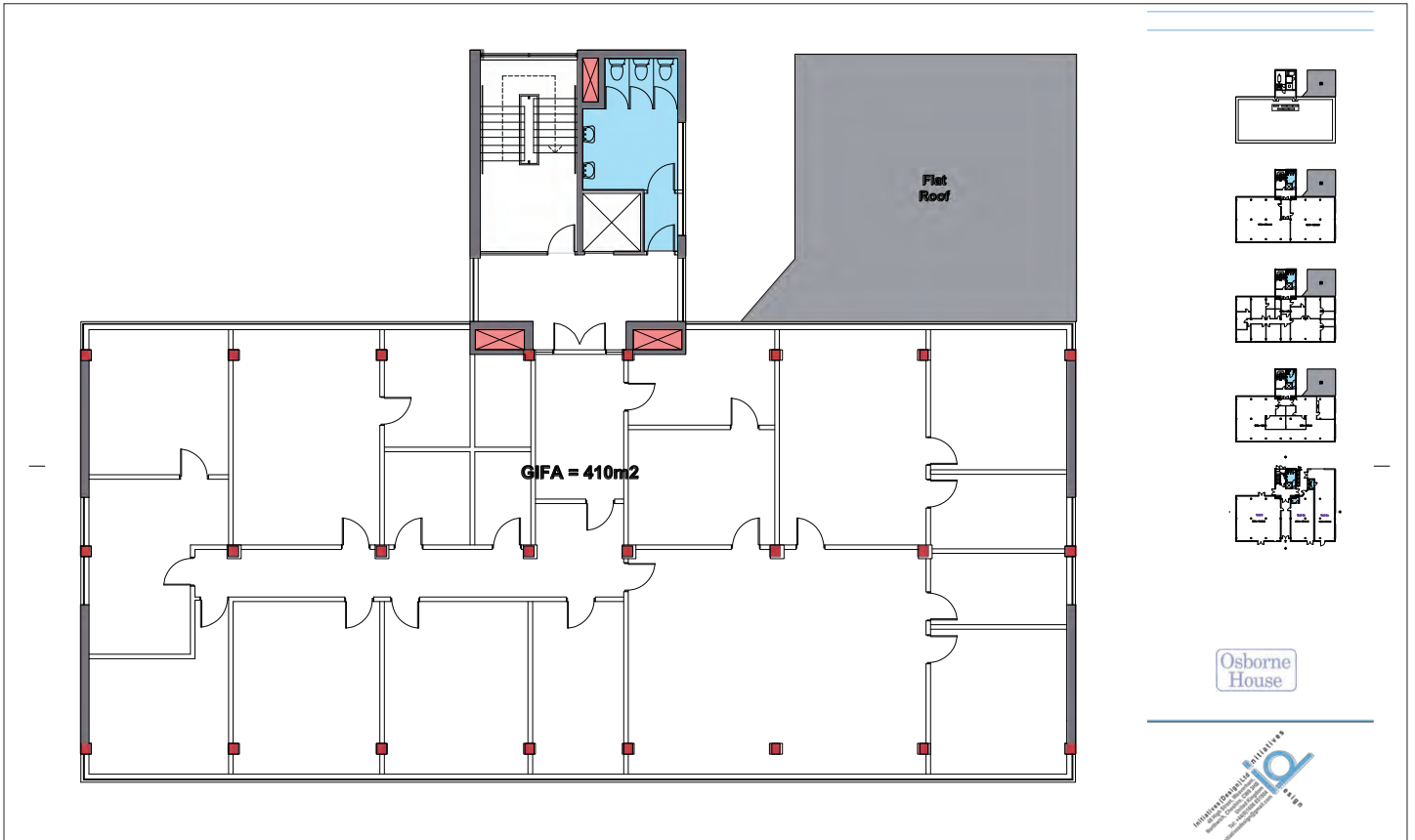
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