

## 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  
Mobile: 07970 723 522

**SUBJECT TO LEASE**

JGF/VGM/JAN2025













