



## Regent House, Regent Street, Wrexham, Wrexham, LL11 1PR

£ 12.50 Per Sq Ft

4,164 Sq Ft (387 Sq M)

✓ On-site Parking Available

✓ Recently Refurbished

✓ Situation in a Prominent Location

## Situation

Regent House is situated in a prominent Location, located 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 John's takeaway, Pepes Chicken and Maximus.

## Accommodation

Area	Sq M	Sq Ft
Part 1 <sup>st</sup> Floor	183	1,969
Part 3 <sup>rd</sup> Floor	204	2,195
TOTAL	387	4,164

## Terms

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

## 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 £ 2024/2025 54.6p

## EPC

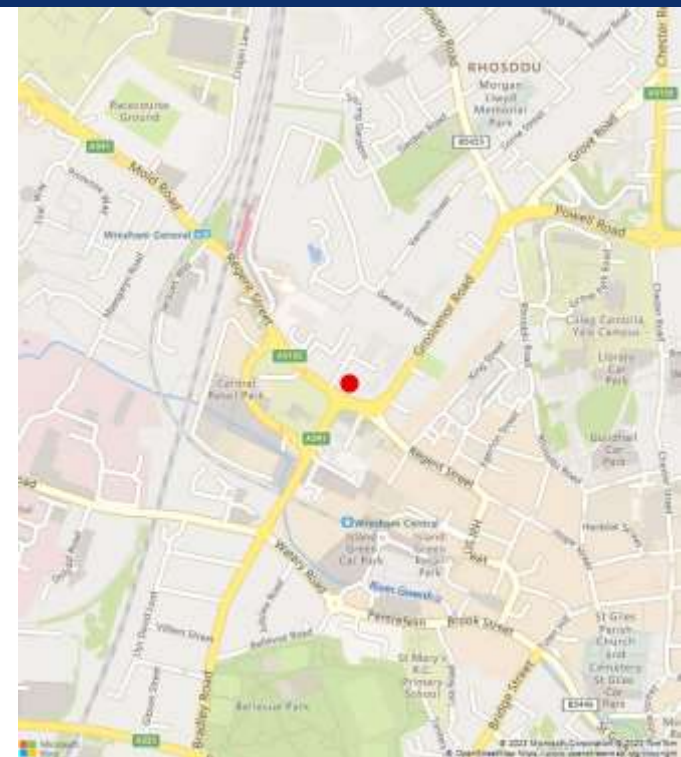
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## VAT

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

## Legal Costs

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



## Inspection

Lucy Warriner  
07903 092763  
Lucy.warriner@fifieldglyn.com

## Surveyor

Edward Fifield  
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Edward.fifield@fifieldglyn.com

Overview

Description

Gallery

Contact

📍 Regent House, Regent Street, Wrexham, Wrexham, LL11 1PR



# Fifield Glyn

We're here to help, please contact us via the details below



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