

**OFFICES WITH PARKING**  
**Regent House, Regent Street, Wrexham LL11 1PR**



**TO LET**  
**Part 3rd Floor 2,218 sq ft (206.1m<sup>2</sup>)**  
**Plus on-site parking**  
**To be refurbished to Tenants' Specification**

### 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 John's takeaway, HMRC (VOA and HSE) plus Maximus Job Centre.



### Description:

The offices will be refurbished to the Tenant's Specification. The building is served by an automatic passenger lift, gas fired central heating, WC facilities and kitchen areas. The offices have natural light on three elevations.

### Accommodation:

2,218 sq ft (206.1m<sup>2</sup>) as shown edged blue on the attached plan.

A new 5 year FRI Lease at £27,725 pa exclusive of Rates and Service Charge.

### VAT:

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

### Car Parking:

Available exclusively to the tenants of Regent House from Monday – Friday 7am – 6pm. Outside these hours car spaces are available on a “first come first served” basis and consequently will be

available for night time and weekend visitors.

Spaces are available at £560 pa each.

### Rates:

To be reassessed but other Suites equate to £3.25 per sq ft payable.

**Service Charge:** Upon request.

### EPC:

Rated D (89)

### Legal Costs:

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

### Inspection:

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### Surveyor:

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**SUBJECT TO CONTRACT**

JGF/VGM/FEB2023





