



FOR RENT

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

£ **£12.50 Per Sq Ft**

4,164 Sq Ft (387 Sq M)

- ✓ Parking Available
- ✓ Situated in a Prominent Location
- ✓ Refurbished to the Tenant's
- ✓ Natural Light on Three Elevations

Situation

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 st Floor	183	1,969
Part 3 rd Floor	204	2,195
TOTAL	387	4,164

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.

Terms

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

Rent

Rateable Value:
Part First Floor - £21,250
Part Third Floor - £16,250
Rate in the £ 2024/2025 54.6p

EPC

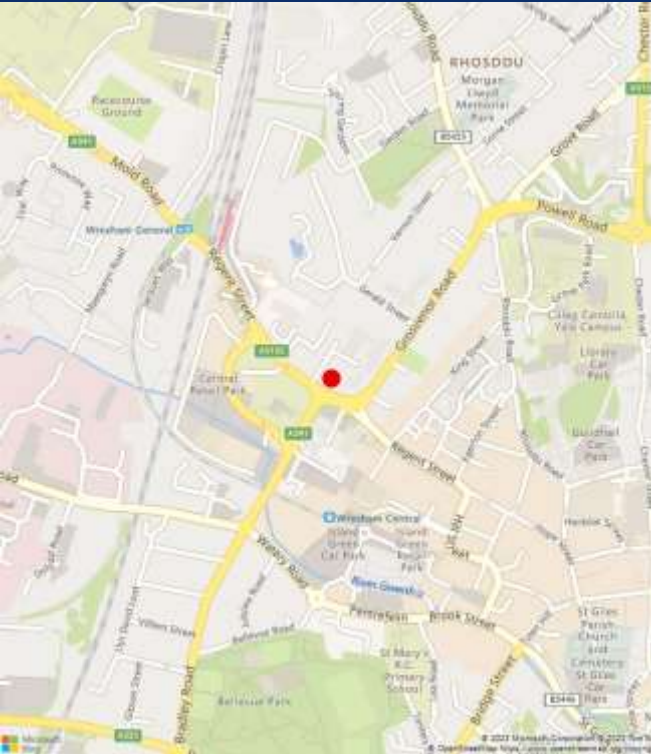
Rated D (89)

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
Faye Pattenden
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Surveyor
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Fifield Glyn

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



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