

UNIT 17, WILKINSON BUSINESS PARK, WREXHAM INDUSTRIAL ESTATE, LL13 9AE

FOR SALE

- Office Investment
- Wrexham Industrial Estate
- Established Business Park
- 468.78 Sq M (5,046 Sq Ft)
- Part Income Producing
- Purchase Price- £525,000



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

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North Wales

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T 01745 330077

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LOCATION

The property benefits from a central location within the well established Wrexham Industrial Estate which is regarded as an important business location having attracted substantial national, regional and local organisations.

The Estate benefits from excellent road communications with direct links to the A483 T, the Wrexham bypass and National Motorway Network.

Occupiers on Wilkinson Business Park include:

- Ash Waste Services
- Soleil Foodservice Ltd
- Rural Associates Limited
- Meadow Vale Foods Ltd
- Advatek (UK) Ltd

Please refer to location plan.



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DESCRIPTION

The property comprises a two storey office building finished to a good specification incorporating the following features:

- Part open plan
- Suspended ceilings
- Recessed lighting
- Full raised access floors
- Comfort cooling
- Disabled wc and wc facilities

The property also benefits from onsite parking and lift access.

ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows.

	Sq m	Sq ft
Ground floor	236.90	2,550
First floor	231.88	2,496
Total	468.78	5,046

TENURE

Freehold subject to existing occupational leases.

PURCHASE PRICE

£525,000

RATES

A guide can be provided by the agents.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Certificate rating is C, certificate reference number: 5724-5726-6393-6266-7861.

A full copy of the EPC can be provided by the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212 and Legat Owen, Chester 01244 408200. Ref: FEB22

Howard Cole

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SUBJECT TO CONTRACT



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TENANCY SCHEDULE

Unit	Tenant Name	Area (Sq Ft)	Rent (Pax)	Rate Per Sq Ft	Date On Lease	Start Date	Terms	Break Date
Ground	Vacant	2,550	-		-	-	-	-
17B First	Steven Davies	915	£11,500	£12.56	05/08/2019	05/08/2019	3 years Excluded of sections 24-28 of the 1954 Act	-
17C First	Castlemead Group Limited	1,391	£17,500	£12.58	08/07/2019	15/07/2019	3 years Excluded of sections 24-28 of the 1954 Act	-
17D First	Castlemead Group Limited	190	£2,400	£12.63	15/09/2021	16/09/2021	2 years Excluded of sections 24-28 of the 1954 Act	-
Total		5,046	£31,400					

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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