

ROSSETT BUSINESS PARK

DARLAND, ROSSETT, WREXHAM, LL12 0AY

OFFICE

FOR SALE/ TO LET

- Fully Self-Contained Office Building
- Available as 2 Suites or as a Whole
- Total floor area of 2,319 sq. ft (215.4 sq m)
- Popular Business Park location
- Generous onsite parking



ROSSETT BUSINESS PARK

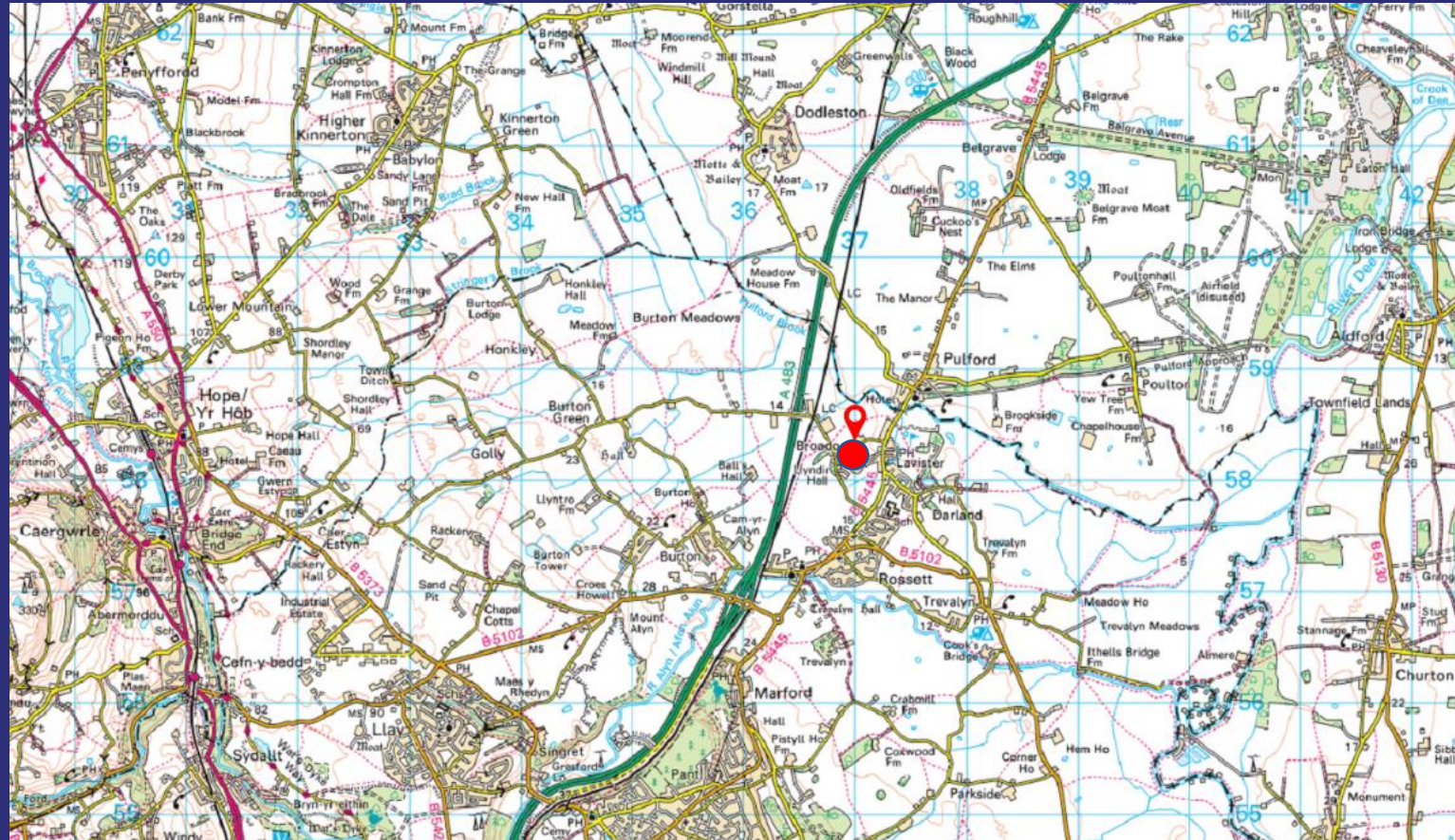
DARLAND, ROSSETT, WREXHAM, LL12 0AY

LOCATION

Rossett Business Village enjoys excellent communications. The A55 Chester southerly bypass is some three miles to the North giving direct connections, via the M53/M56, into the motorway network. The A483, Wrexham bypass, is a dual carriageway with a major junction within 1 1/2 miles to the South providing excellent links to the Midlands.

Whilst benefiting from a pleasant rural setting the development is within one mile of the centre of the village where there are a variety of useful amenities including shops, restaurants, hotels and similar facilities.

Please refer to location plan.



ROSSETT BUSINESS PARK

DARLAND, ROSSETT, WREXHAM, LL12 0AY

DESCRIPTION

Rossett Business Village comprises a combination of modern and traditional buildings set around a courtyard. The properties are purpose designed to accommodate a variety of different sized businesses and are completely self-contained.

Unit 5 Rossett Business Village comprises of 2 self contained offices. Each unit has its own entrance, 5A is accessed off the car park and 5B is accessed from the Courtyard.

Both offices have wc and kitchen facilities.

Key Features:

- Open Plan space
- Wall mounted heating/cooling system
- Fully carpeted
- 2 x kitchenettes
- Suspended ceiling
- Disabled WC facilities
- compartmental trunking
- Secure Site
- Category II VDU compatible Lighting

ACCOMMODATION SCHEDULE

UNIT	SQ M	SQ FT	Rental
Ground Floor	92.9	1,000	£8,750
First Floor	122.5	1,319	£10,500
Whole Building	215.4	2,319	£19,250

PRICE

£250,000

TENURE

Long Leasehold – details available on request.

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

ROSSETT BUSINESS PARK

DARLAND, ROSSETT, WREXHAM, LL12 0AY

RATES

The VOA website confirms the properties Rateable Values are as follows:

UNIT	RATEABLE VALUE
Ground Floor	£7,300
First Floor	£10,250

Interested parties are advised to contact the Local Rating Authority, Wrexham County Borough Council, Business Rates Department 01978 292030.

SERVICES

All main services are understood to be connected to the property. There is an electricity supply which supplies the whole Building.

BUILDINGS INSURANCE

The insurance for the property is included within the head service charge for the site.

EPC

The Energy Performance Asset Rating for this property is E – Certificate Reference Number: 2090/0632/4679/6229/0096. A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

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

LEGAL COSTS

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

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.

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.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: JULY22

robbie.clarke@bacommercial.com

07741 320 910

tom.hill@bacommercial.com

07984 225 241

SUBJECT TO CONTRACT

Chester

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

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

ROSSETT BUSINESS PARK

DARLAND, ROSSETT, WREXHAM, LL12 0AY



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 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.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. ES73291E

