



Llyndir Lane, Wrexham LL12 0AY

£1,000

****A rare opportunity to rent a medium sized, 981 sq foot, self contained, ground floor office space, located on Rossett Business Village****

Enter via a ramp and double upvc doors into the first spacious reception/office space, doors to the kitchen, shower room and smaller private office. Double doors to the second larger open plan office space. Brand new carpets and just decorated throughout.

Lovely semi-rural location, just off the main Chester Road, Rossett. Perfect for easy access to Chester and Wrexham, plus the North West and North Wales via the A55 and M53. Excellent free parking with 3 allocated spaces immediately to the front of the office, plus adjacent very large, unreserved car park.

Monopoly Buy Sell Rent can highly recommend this location as we have been located next door to this office for the last 9 years.

- ** MEDIUM SIZED, 981 SQ FOOT, OFFICE SPACE WITH FREE PARKING**
- LOCATED ON ROSSETT BUSINESS PARK, GREAT SEMI RURAL LOCATION
- IDEAL FOR ACCESS TO WREXHAM,CHESTER, A55 AND M53
- TWO LARGE OPEN PLAN OFFICE SPACES
- ONE SMALL PRIVATE OFFICE, SHOWER ROOM AND KITCHEN
- 3 ALLOCATED SPACES, PLUS LARGE CAR PARK WITH OPEN TO ALL SPACES



Reception/Office space 2

5.02 x 6.82 (16'5" x 22'4")

Enter from the carpark via a ramped entrance and double Upvc doors into a large open office space. Doors to the small office, kitchen and shower room. Double doors to office space 1

Office space 1

5.81 x 6.85 (19'0" x 22'5")

Large open office space, with sink and storage unit (one currently showing on virtual tour is being replaced with more modern version)

Office 3

2.62 x 3.43 (8'7" x 11'3")

Smaller personal office

Kitchen

2.62 x 1.40 (8'7" x 4'7")

Great kitchen space with wide range of wall and base units. Stainless steel sink and drainer. Space for fridge (the one currently in place can be left on a no repair no replace basis)

Shower Room

2.42 x 1.77 (7'11" x 5'9")

Shower cubicle (raised up so not wheelchair accessible), toilet and wash hand basin.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003
Intending tenants will be asked to produce identification and proof of affordability. We would ask for your co-operation in order that there will be no delay in agreeing the lease.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Property are based on information supplied by the landlord. The Agent has not had sight of the lease. A tenant is advised to obtain advice on the lease from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

Rateable Value

The Rateable value is £6,300.00, this is not the amount payable.

ADDITIONAL INFORMATION

A DIRECTOR OF THE COMPANY THAT OWNS THIS PROPERTY IS RELATED TO A DIRECTOR AT MONOPOLY BUY SELL RENT... The tenant will be responsible for the internal maintenance during the tenancy.. The landlord and management team are responsible for the exterior. Quarterly service charge approx £601.99 (based on last quarter).

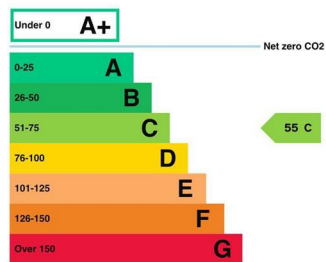






Energy rating and score

This property's energy rating is C.

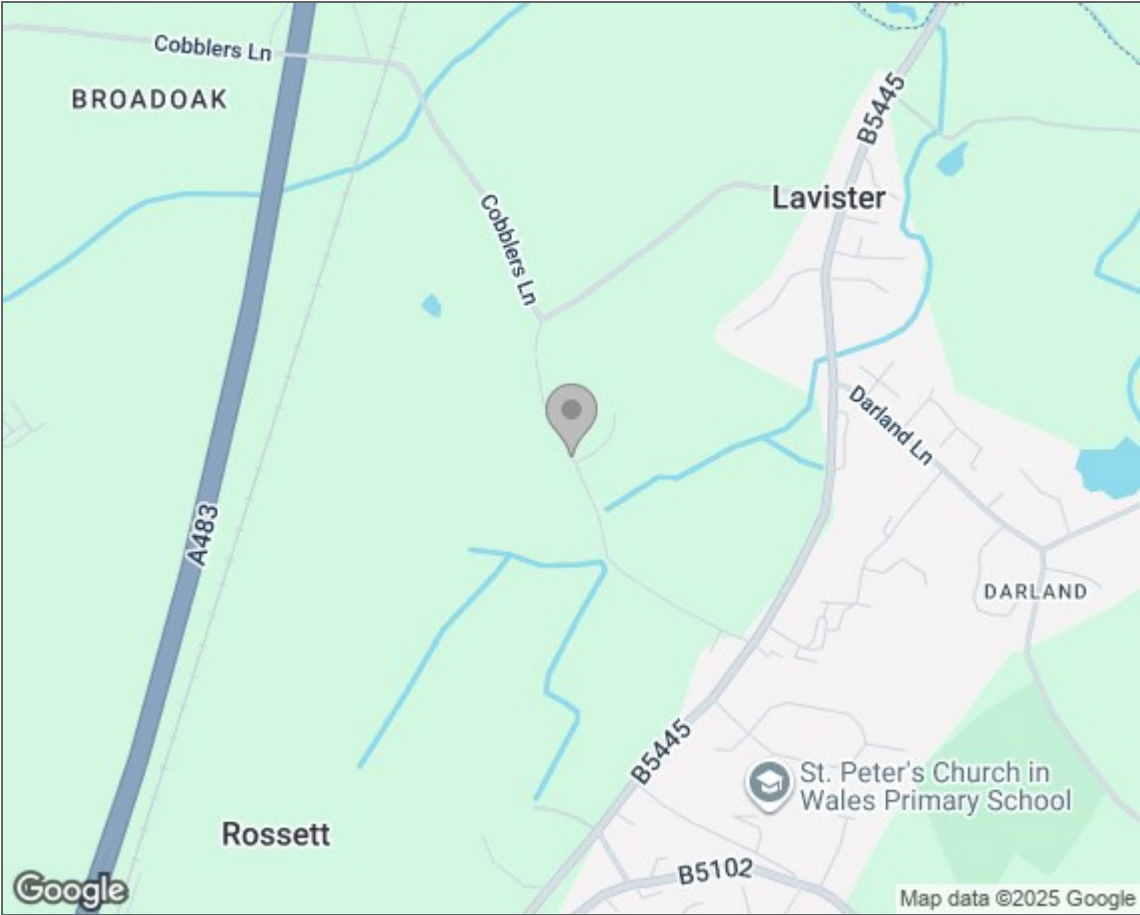


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

