



## Rossett Business Village, Wrexham LL12 0AY

### £800

VIEWING HIGHLY RECOMMENDED! Located on Rossett Business Village on Llyndir lane just off Chester Road, this 1015 square foot office to let. This commercial property is in an ideal spot for easy access to the A483, Wrexham and Chester.

The office features a main office, a meeting room, a self contained kitchen, two separate toilets and a tech/store room. There is also allocated parking.

AVAILABLE NOW!

- 1015 SQUARE FOOT OFFICE SPACE
- IDEAL LOCATION FOR COMMUTERS
- £346.46 BUSINESS RATES PER MONTH
- GENEROUS MAIN OFFICE SPACE
- SELF CONTAINED KITCHEN, TECH/STORE ROOM, TWO W.C'S
- AMPLE PARKING
- BETWEEN WREXHAM AND CHESTER
- £196.84 + VAT PER MONTH SERVICE CHARGE
- SEPERATE MEETING ROOM/OFFICE
- AVAILABLE NOW!



## Main Office

With external door to front and back, full length windows to the center carpark, windows to the rear and doors into tech room, Meeting Room One, Kitchen and toilets. Carpet flooring.

## Meeting Room One

Meeting room with carpet flooring and window.

## Tech room

With carpet flooring.

## Kitchen

Housing a range of wall, drawer and base units with complimentary worktop over. 1.5 stainless steel sink unit. UPVC Double glazed window.

## Outside

The suite is located on a well established business park. There is allocated parking.

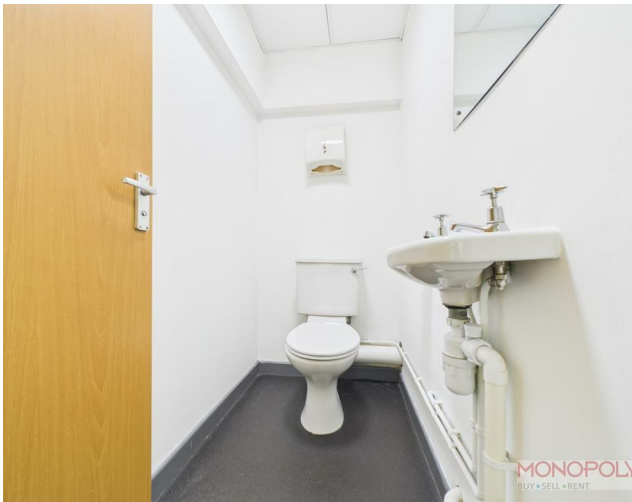
## IMPORTANT INFORMATION





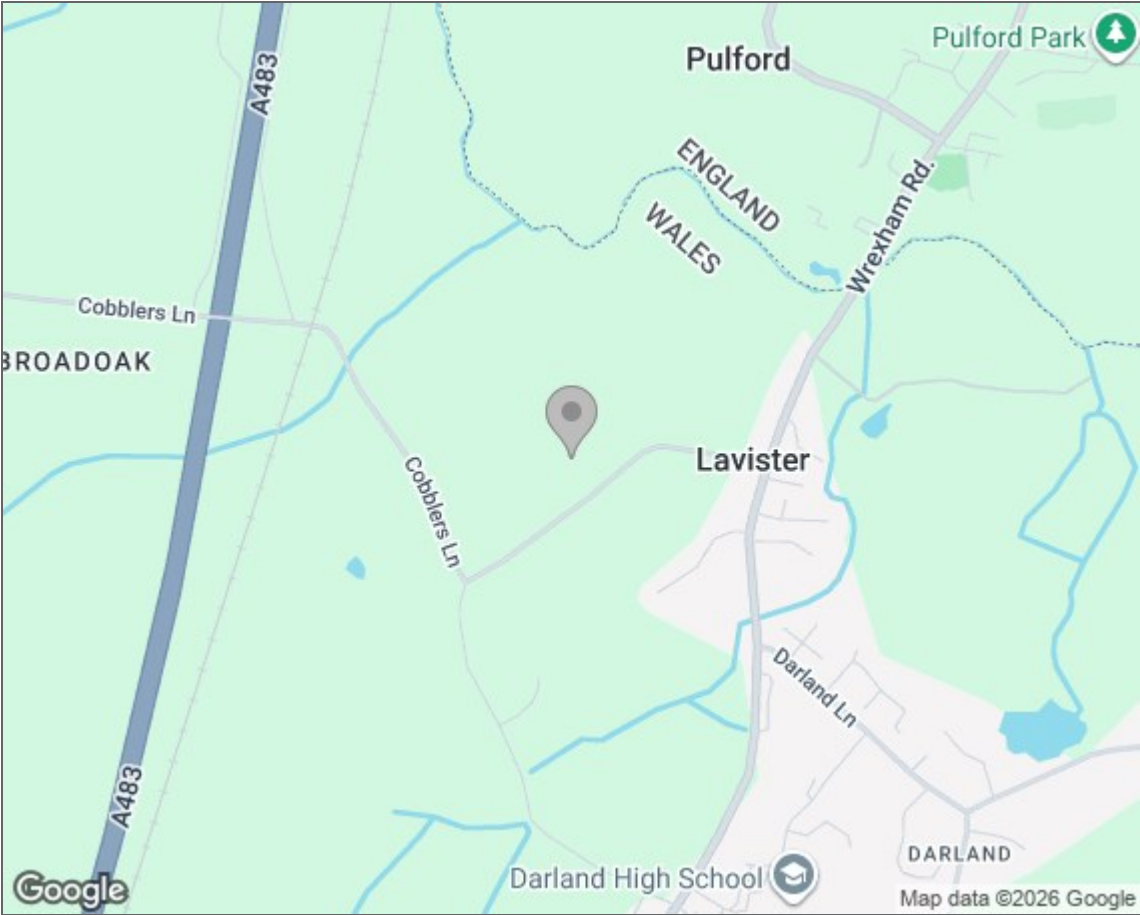












Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
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.

