

BOWEN

PROPERTY SINCE 1862



Guide Price £250,000

Park Lodge, 4 - 6 Rhosddu Road,
Wrexham LL11 1NF

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General Remarks

Prominent freehold offices for sale comprising this handsome period building situated close to all the amenities of the city centre and within the Conservation Area. The property has been used for many years as Offices for Chartered Accountants but is suitable for a wide range of other users. The accommodation extends to useable office space of over 1400 square feet with additional ancillaries together with additional second floor storage rooms of a further 475 square feet. To the rear of the property there is parking allocation for 8 vehicles.

Accommodation

On The Ground Floor:

Entrance Porch: 5' 11" x 5' 7" (1.80m x 1.71m)

Approached through a glazed entrance door.

Gothic-style side windows with lead-lighting.

Radiator. Period tessellated tiled floor. Twin inner glazed doors to:



Reception Hall: 22' 6" x 5' 9" (6.85m x 1.74m)
Period tessellated tiled floor. Radiator. Ceiling rose.
Corniced finish to ceiling. Ceiling spot-lights.

Rear Hallway: 6' 1" x 6' 0" (1.85m x 1.82m) With
Staircase off to First Floor.

Ladies & Gents WC: 10' 8" x 5' 8" (3.24m x 1.72m)
overall. High friction flooring. Double glazed window.
Ladies & Gents WC's off. Pedestal wash hand basin
with tiled splash-back.

Admin Office 1: 14' 2" x 11' 9" (4.31m x 3.59m)
Radiator. Double glazed sash-style window.
Corniced finish to ceiling. Friction flooring.

Admin Office 2: 21' 4" x 14' 10" (6.51m x 4.52m)
Laminate timber-effect flooring. Three radiators.
Loft access-point. Two double glazed windows to
front elevation. Double glazed window to rear.
External fire door.

Partner's Office: 16' 2" x 15' 7" (4.93m x 4.75m)
Period window to bay. Radiator. Plate-shelf.

On The First Floor:

Three Quarter Landing:

Kitchenette (off): 6' 6" x 5' 9" (1.99m x 1.76m)
Fitted with stainless steel single drainer sink unit set
into base storage cupboards having space for
refrigerator. Wall mounted gas-fired central heating
boiler. Tiling to sink area.

WC (off): 5' 8" x 4' 2" (1.72m x 1.27m) Fitted with a
two piece suite comprising close flush w.c. and wall
mounted wash hand basin. Extractor fan.

Main Landing: 21' 0" x 6' 2" (6.40m x 1.87m)
Feature arched window with lead-lighted and
stained glass. Feature central archway.
Corniced finish to ceiling.

Front Office 1: 16' 3" x 13' 11" (4.95m x 4.25m)
Radiator. Windows to return elevations.
Corniced finish to ceiling.

Front Office 2: 14' 2" x 11' 9" (4.33m x 3.58m)
Period window. Corniced finish to ceiling.
Radiator.

Rear Office 1: 13' 7" x 11' 11" (4.13m x 3.63m)
Inter-communicating with:

Rear Office 2: 12' 1" x 7' 0" (3.68m x 2.13m)
Cornice finish to ceiling. Radiator. Period
window.

Photocopying Room: 10' 4" x 6' 1" (3.14m x
1.86m) Understairs store off. Period windows.

On The Second Floor:

Landing: 15' 5" x 6' 0" (4.71m x 1.82m)

Walk-In Store: 5' 4" x 3' 5" (1.62m x 1.04m)

Storeroom: 14' 2" x 11' 9" (4.33m x 3.59m)
Gothic-style window.

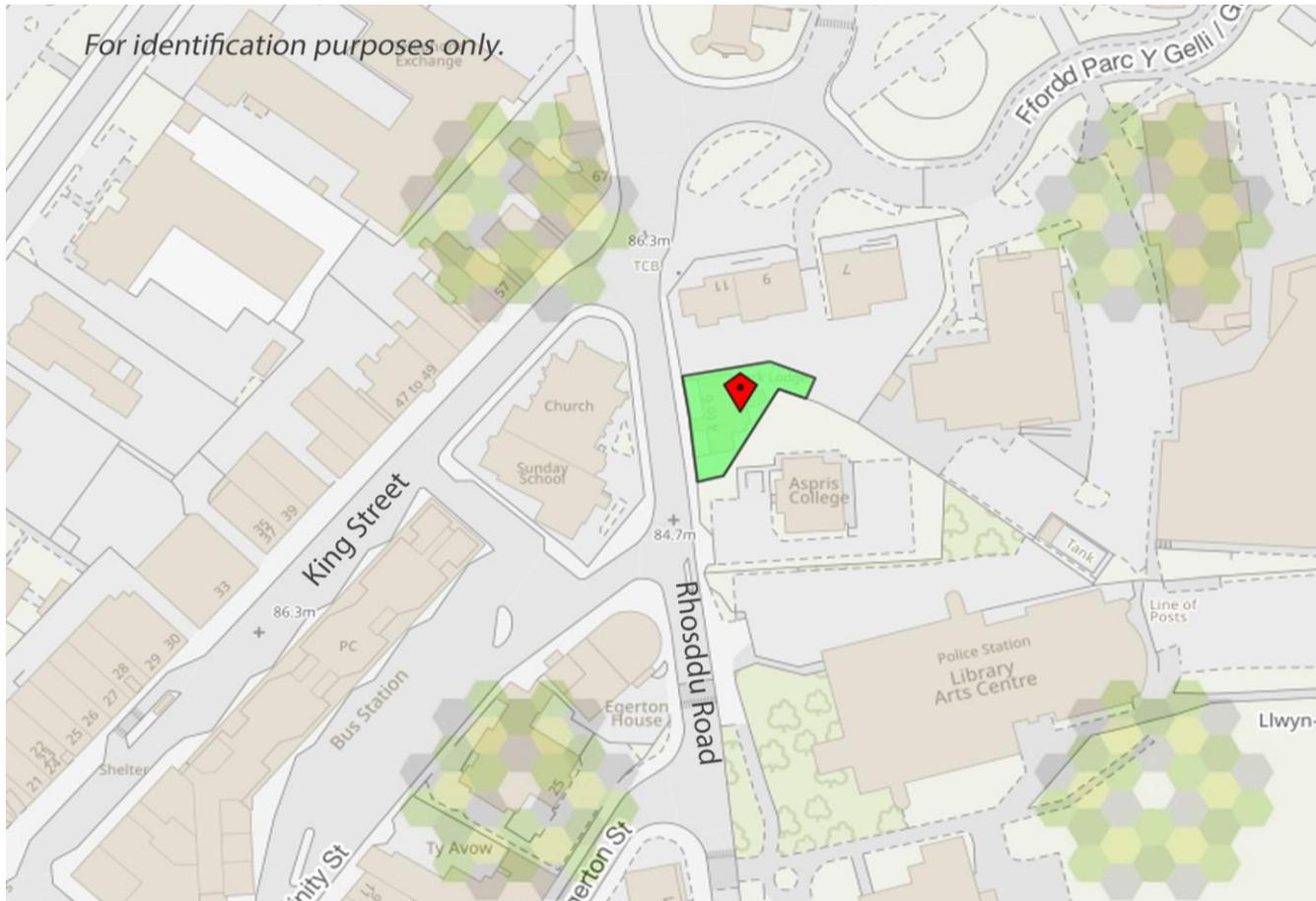
Filing Room 1: 12' 8" x 12' 4" (3.86m x 3.75m)
Exposed purlins. Original window.

Filing Room 2/Server Room: 16' 3" x 9' 6"
(4.96m x 2.90m) Gothic window. Exposed
purlins.









VAT: It is understood that the property is registered for VAT.

Directions: From the Agents Wrexham Offices proceed along King Street continuing down the full length to the painted roundabout at which turn right onto Rhosddu Road. The property will be observed after a short distance on the left-hand side.

Outside: To the front elevation there is an enclosed forecourt with pathway and step leading to the front door. To the right-hand elevation there is an enclosed brick-finished yard, whilst to the rear there is a further enclosed yard area leading to tarmacadam Parking Facility for 8 vehicles.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations.

The central heating to the property is a conventional radiator system effected by a wall mounted gas-fired boiler situated in the Kitchenette.

Tenure: Freehold. Vacant Possession on Completion.

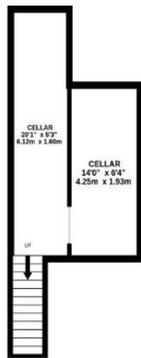
Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 106|E.

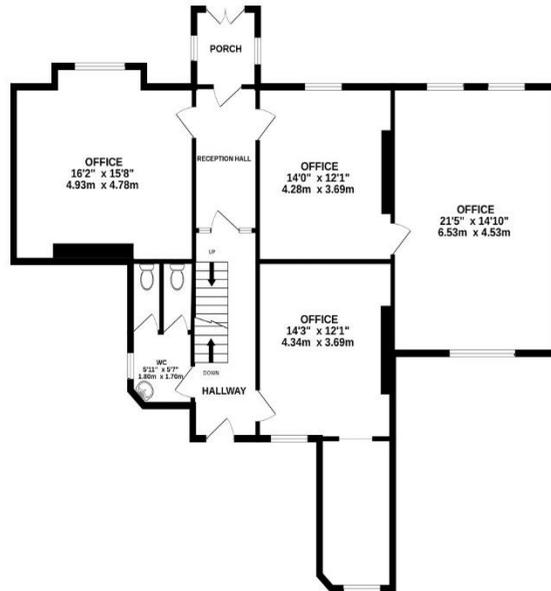
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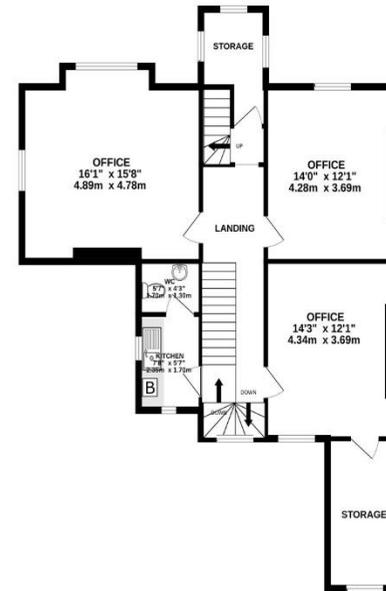
BASEMENT
217 sq.ft. (20.2 sq.m.) approx.



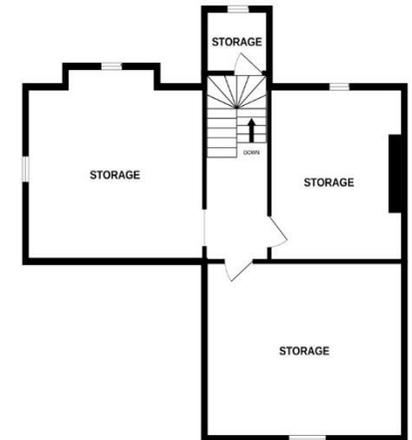
GROUND FLOOR
1221 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
907 sq.ft. (84.2 sq.m.) approx.



2ND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 3120 sq.ft. (289.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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