

Edison court

Wrexham Technology Park

14 Self Contained
High Specification Office Buildings

From 330 - 5,450 Sq Ft



**Whole Units Now
Available For Sale**

Convenient and Attractive Location
Prestigious Units - Flexible Terms



Edison court

Description

Edison Court in Wrexham features fourteen highly specified office units in an attractive location on Wrexham Technology Park, ranging in size from approximately 330 sq ft to 5,450 sq ft. Wrexham Technology Park is ideally located 600 yards from the A483 dual carriageway Wrexham by-pass and less than 1 mile from the town centre and railway station. The A483 gives fast access to Chester (15 minutes), North Wales, the Wirral and the motorway network



Key features of the property

- Two storey self contained building of traditional brick construction surmounted by a pitched roof
- Electric central heating
- Suspended ceilings with recessed lighting
- Two compartment perimeter trunking
- Fire and security alarm to each unit
- Gents and Ladies/ Disabled toilets
- Dedicated parking

Flexibility

Units can be let individually or adjacent units can be interconnected at ground or first floor level

Lease Terms

Lease from 12 months upwards

Service Charge

A service charge is payable

VAT

All figures quoted are exclusive of VAT

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction

Viewing

By appointment

Will Sadler - 01244 408219
willsadler@legatowen.co.uk

LegatOwen
CHARTERED SURVEYORS

01244 408200
legatowen.co.uk

EDISON COURT, WREXHAM TECHNOLOGY PARK, LL13 7YT

Unit	Floor	SQ FT	Car	Rent pa	Rateable Value	Rates Payable	Budget Service Charge pa	Status
3b	FF	558	3	£7,500	£5,200	Qualifies for zero rates	£2,000 including utilities	UNDER OFFER
8b	FF	888	4	£12,000	£7,800	Est £4,000	C £1,900	Available
9b	FF	479	3	£6,500	£4,500	C £2,200*	£2,000	Available
9c	FF	386	2	£5,200	£3,750	C £1,800*	£1,800	Available

Service charge covers gardening, waste disposal, external repairs, building insurance.

Leases will be contracted out of the Landlord & Tenant Act 1954.

Cleaning and maintenance of common parts will be the joint responsibility of the tenants in occupation.

*small business rate relief available

