



# TO LET

**Part Second Floor, Redwither Tower, Wrexham Industrial Estate, Wrexham, LL13 9XT**

Multi let office building

2,489 - 20,097 sq ft (231.23 - 1,867.06 sq m)

**LegatOwen**  
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## Description

Redwither Tower is a substantial multi let office building at the heart of Wrexham Industrial Estate owned and operated by Wrexham County Borough Council.

The property offers a range of onsite services to include

- Fully fitted office
- Meeting rooms / break out areas
- New lease from Wrexham County Borough Council
- Fibre broadband enabled
- Extensive on site parking
- Front of house reception
- Onsite café

The offices have been fitted out to an exceptionally high standard and are fully furnished with meeting rooms, break out areas, IT cabling and full air conditioning. The offices have floor to ceiling height of approximately 3 metres.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

|              | NIA sqm         | NIA sqft      | Desks      | Availability |
|--------------|-----------------|---------------|------------|--------------|
| H            | 691.66          | 7,445         | 120        | Available    |
| I            | 691.66          | 7,445         | 120        | Available    |
| J            | 231.23          | 2,489         | 44         | Available    |
| K            | 252.51          | 2,718         | 47         | Available    |
| <b>Total</b> | <b>1,867.06</b> | <b>20,097</b> | <b>395</b> |              |

## Terms

Each suite is available to let on a new periodic business tenancy. The tenancy period is open ended until such time that either party serves notice.

## Rent

The rent is £8 psf per annum plus VAT. The above rental figures exclude service charge, building insurance, utilities and business rates.





## Rent Deposit

A rent deposit may be requested dependent on credit check.

## Business Rates

The tenant will be responsible for the payment of business rates. The rateable value for the whole is £158,000 with rates payable of approximately £80,000 per annum (£3.25 psf).

## Service Charge

A service charge will be payable to cover the costs of

- Building maintenance
- Reception / front of house
- Cleaning shared areas
- Water
- Waste removal

The service charge budget is £2.50 psf per annum.

## Building Insurance

The landlord will insure the building.

## Energy Performance Certificate

The property has an EPC rating C.

## Utilities

Tenant responsible for payment of electricity in their own area.

## Parking

Significant on site parking for up to 400 vehicles is provided. This is unallocated.

## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

Each party is responsible for their own legal costs.

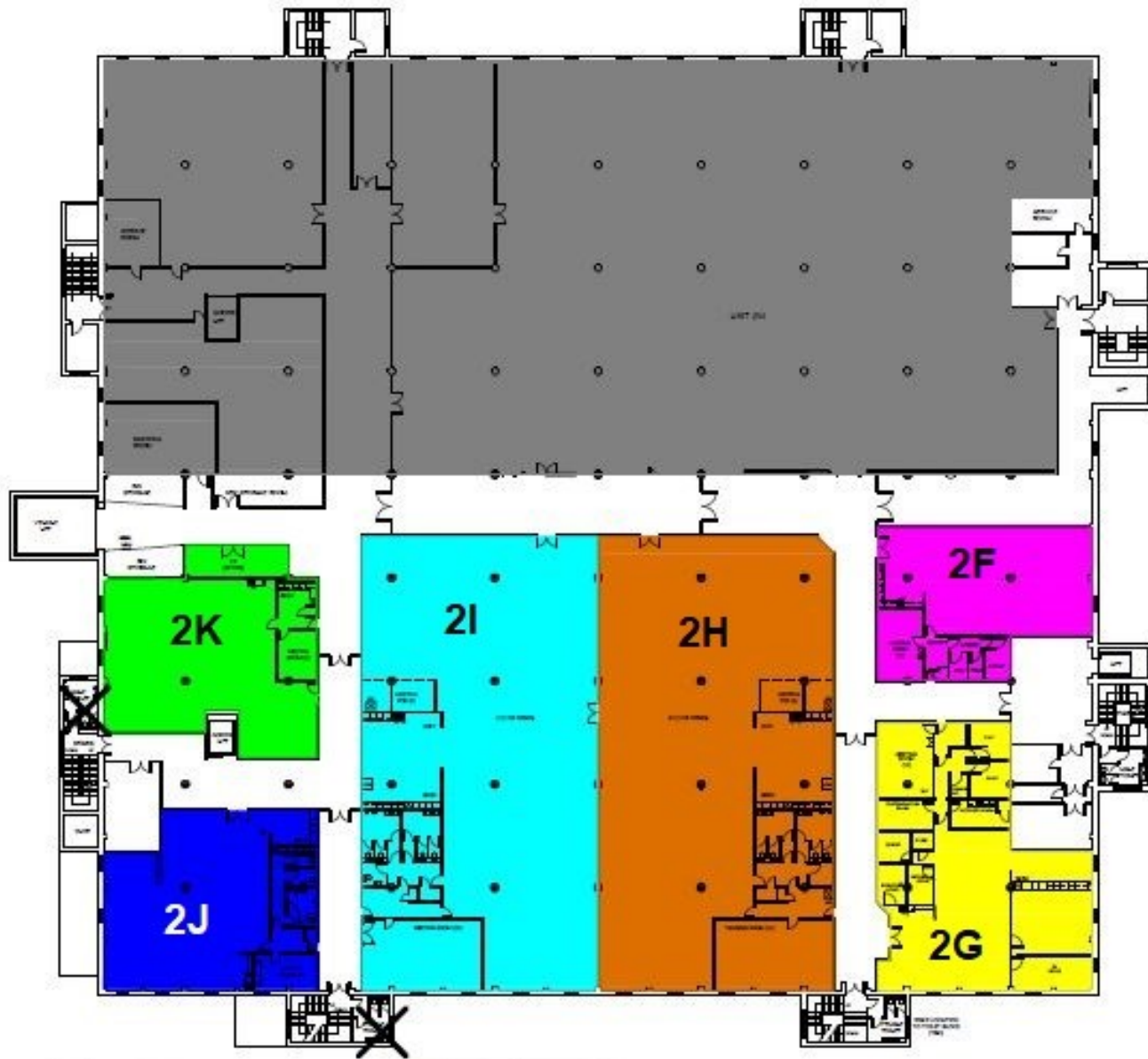
## VAT

All terms will be subject to VAT at the prevailing rate.

## Code for Leasing Business Premises

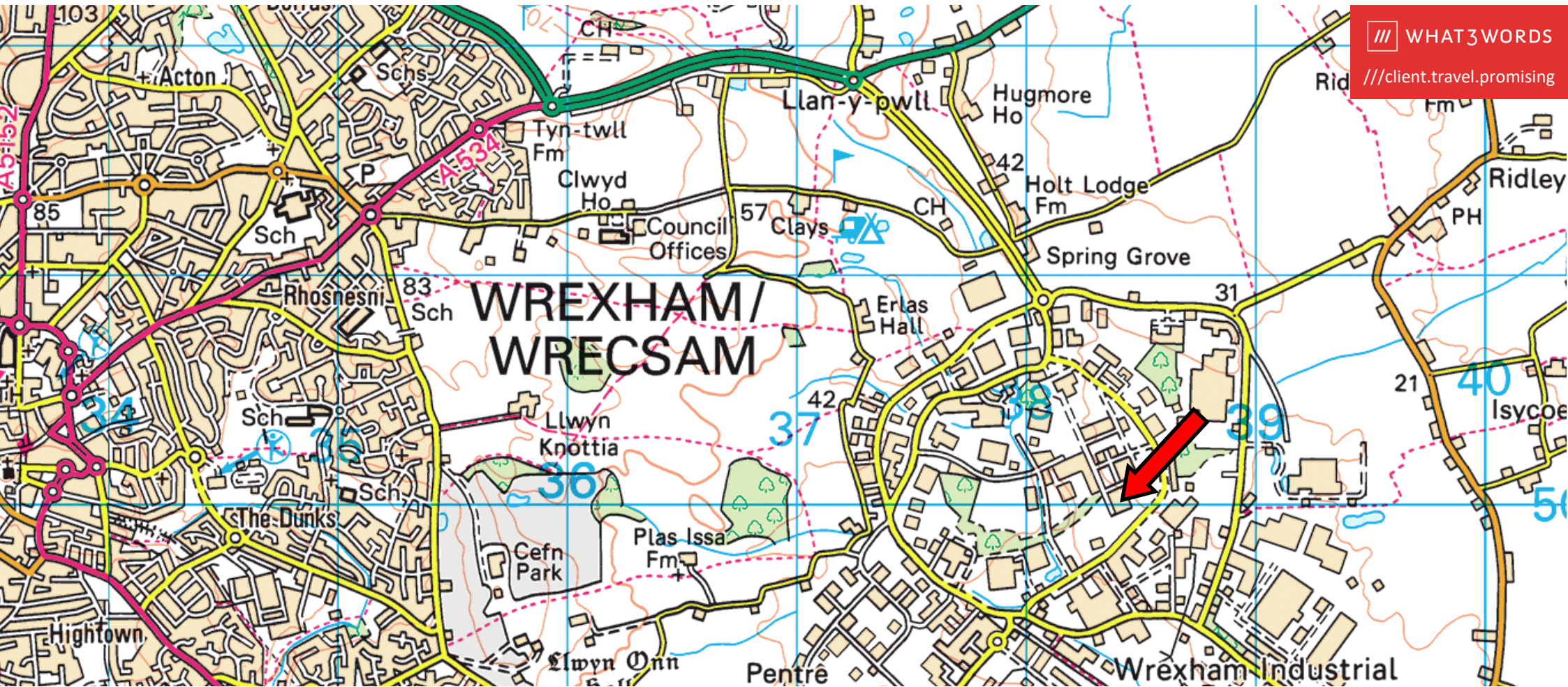
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.





## Location

The Wrexham Industrial Estate lies three miles to the east of Wrexham town centre and three miles from the A483 dual carriageway, via the A534 at the Gresford interchange.



**Contact:**



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