

Offices & Business Centre

67

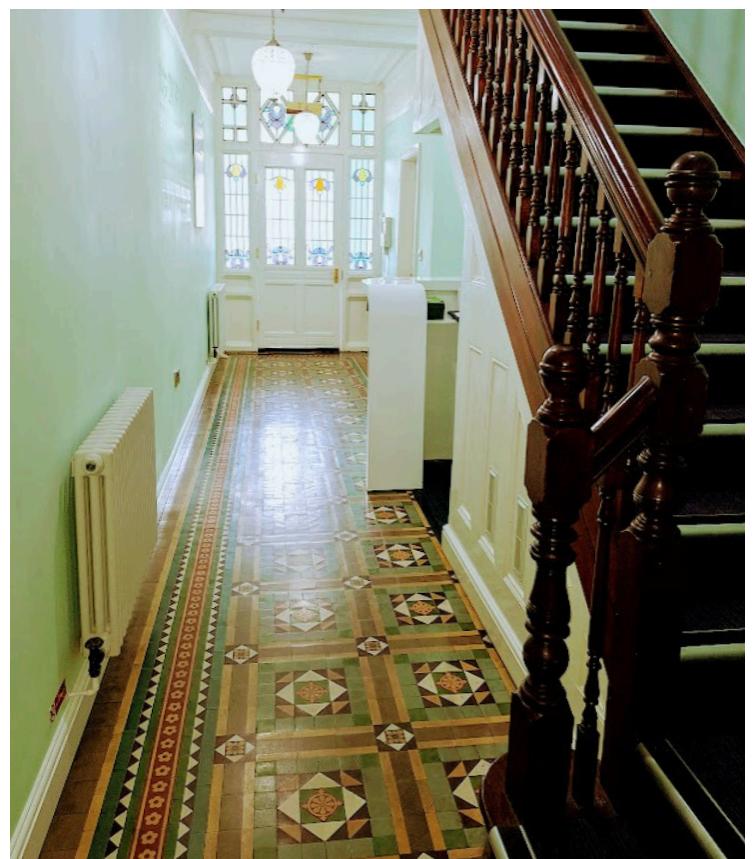
Situation

The property boasts a prime location on the west side of Regent Street, just a few hundred yards from the city's railway stations. Additionally, there are bus stops in close proximity, and the city centre is only a short walk away.

The Regent: A Charming Edwardian Gem

Nestled at the end of a charming block lined with stunning Edwardian brick buildings and a lovely pitched slate roof, The Regent truly shines. A thoughtful renovation in 2013 has beautifully blended classic elegance with modern comfort, resulting in a warm and welcoming atmosphere. It's the perfect destination to explore! The suites provide:

- On-site secure gated parking
- Cat 5 data cabling
- Desk height data and power sockets
- Desks & Chairs to suit
- PIR Lighting
- Security Alarms, Intercoms & CCTV
- Window Blinds & Carpeting
- Gas Central Heating Radiators & Double/ Triple Glazing



The Regent

67 Regent Street, Wrexham LL11 1PF

Offices Available To Let

Office	SqFt	SqMtr	Rent P.C.M. *
2 - Beaumaris	107	9.94	£230.05

*Service charges extra (please ask for information)

*Tenants responsible for their own telecoms connection and charges.

Terms

Available by way of an internal repairing lease. All leases are excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. *Minimum 12 months.*

Use Class: A2

EPC: Asset Rating C (74), details available upon request.



To schedule a viewing, kindly contact Joanna at 07786923078 or send an email to j.kinch@ebenezerproperties.co.uk.

All applications are subject to ID Checks, Credit Referencing & AML checks.