Unit 1a Rossett Business Village Llyndir Lane, Wrexham, Clwyd LL12 0AY *GUIDE PRICE £95,000-£105,000



• A modern office block providing four ground floor suites.

Description A modern office block providing four ground floor suites, one of which is occupied by R Williams T/A Williams rural & commercial. We understand that R Williams were granted the right to occupy in December 2010 for a license fee of £4,000 per annum for an initial terms of 24 months and remains in occupation on the original terms, paying quarterly.

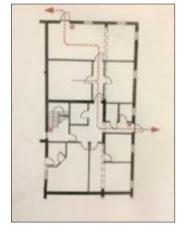
Situated The property forms part of Rossett Business Village approximately 5 miles north east of Wrexham and 7 miles south west of Chester.

Ground Floor Office suites, Shared Kitchen, WC facilities.

Outside Parking for three cars.

Joint Agent Colliers







Not to scale. For identification purposes only

UNIT	SQ FT/SQ M	TENANCY
Suite 1	293/27.22	Vacant
Suite 2	331/30.75	R Williams, occupying paying a license fee of £4,000 pa
Suite 3	105/9.75	Vacant
Suite 4	841/78.13	Vacant
Total	1570/145	£4,000