

# Offices and Business Centre

**Situation** The property is situated in a prominent position on the west side of Regent Street within a few hundred yards of the town's railway stations. There are bus stops nearby and the town centre is just a few minutes walk away.

**Accommodation** 'The Regent', is prominently located at the end of a terrace of attractive Edwardian period properties of traditional brick construction under a pitched slated roof. The building has been completely refurbished to suit modern office needs and benefits from:

- Gas Central Heating & Wall Insulation
- Solar Panels
- Triple Glazing
- Fitted Carpeting
- Cat 5 data cabling
- Ample desk height power & telecom sockets
- Intelligent Lighting
- Intercoms
- Monitored Alarm & CCTV
- Secure on-site Parking
- Fitted Communal Kitchen



The **Regent**

67 Regent Street, Wrexham LL11 1PF

a development by

**Ebenezer**  
PROPERTIES 



*space to thrive*



**Office**      **SqFt**   **SqMtr**      **Rent PCM\*+**

5 - The Library      141    13.10      £225.60

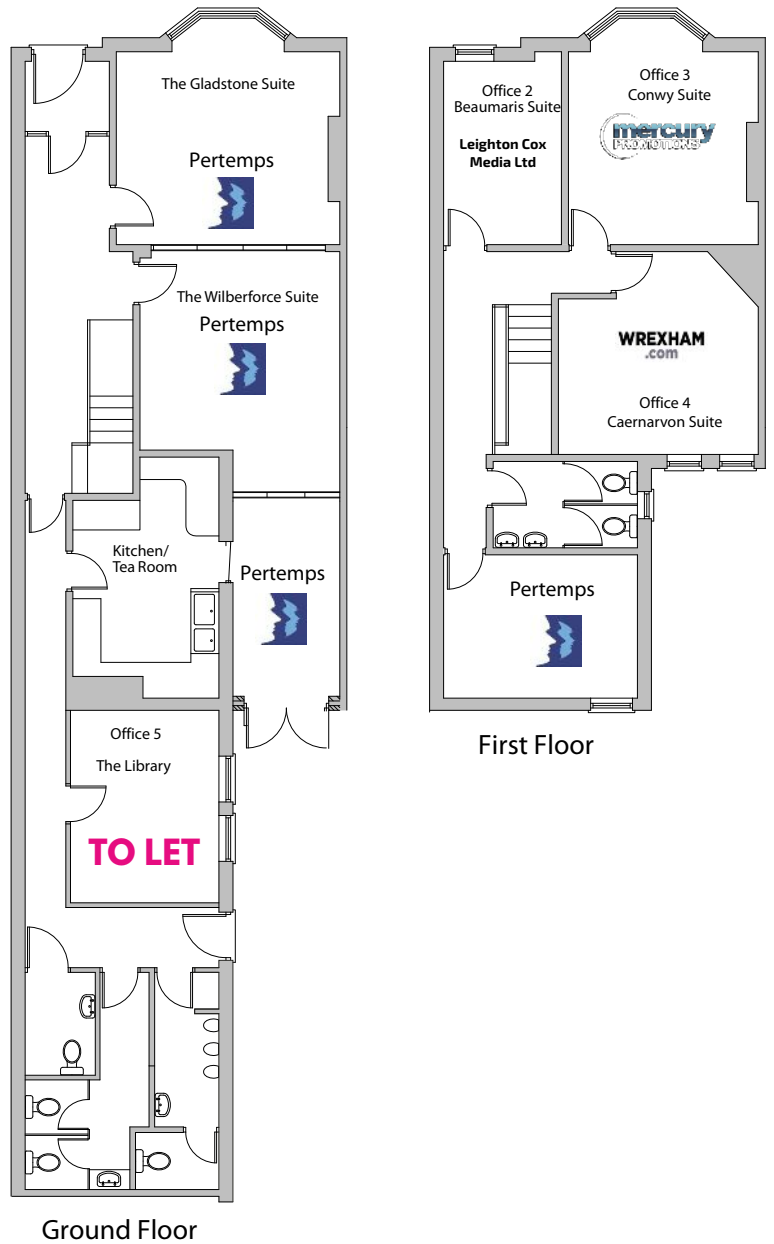
**Terms** Available by way of a new internal repairing lease for a minimum of 12 months. (All leases will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954).

**Use Class:** A2

**EPC:** Asset Rating B(42), details available upon request.

\* Excludes Utilities Services Charge

+Deposits taken for Offices and sets of Keys - returnable on exit should all conditions be met



**Viewing** Strictly by appointment.

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