



OFFICES TO LET

BRYNKINALT BUSINESS CENTRE, CHIRK, WREXHAM. LL14 5NS

- Conveniently set in historic parkland setting midway, approximately between Chester and Shrewsbury via A5/A483.
- Well managed and serviced accommodation with suites of 648 sq.ft. and 750 sq.ft. currently available with excellent parking provisions.
- Contact Oswestry Office:
01691 659659
oswestry@celtrowlands.com

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Situated on the edge of the pleasant village of Chirk, Brynkinalt Hall and its adjoining Brynkinalt Business Centre has excellent transport links as follows.

- Via road, the A5/A483 with normal drive times of 30 minutes to Chester and Shrewsbury, 60 minutes to Manchester, 20 minutes to Wrexham and 10 minutes to Oswestry.

- There is a mainline railway station in the village of Chirk with fast connections to Wrexham, Chester, Shrewsbury, Manchester, Birmingham and the national railway network.

- 60 Minutes approx. Drive time to Liverpool John Lennon and Manchester International Airports.

DESCRIPTION

Converted in 2012/13 from stunning historic buildings adjoining the ancient hall itself, modern well serviced office suites have been created.

Progressive eco-build techniques have been used in the conversion which benefit from a bio-mass heating system and highly efficient insulation materials. High capacity broadband is installed. Occupiers have the benefit of well-maintained and landscaped lawns, hedgerows with footpaths and adjoining woodlands and shrubbery for lunchtime strolls. Meeting and conference facilities are available within the Brynkinalt Great Hall adjoining and the Brynkinalt Management Team is always on hand to assist.

ACCOMMODATION

There are currently two suites, each with double glazed windows, CAT6 lighting, ground floor underfloor heating, perimeter trunking.

Floors area measurements have been provided to us by the landlord who works on the basis of gross internal floor area. This is different to RICS guidelines which are for net internal floor areas. For reasons of continuity, we are adopting the

landlord's approach.

The Stables – Ground Floor - LET

An office suite with two principal, largely open plan office areas exclusive, well fitted staff kitchen and wc.

Gross floor area 648 sq.ft.
Rateable Value: £3,740

The Long Barn – Upper Ground/First Floor

All open plan with small kitchenette area, separate communal ladies and gents wcs.

Gross floor area 750 sq.ft.
Rateable Value: £3,750



Misrepresentation Act 1967. These details are provided as a general guide as to what is being offered subject to contract and subject to a lease being available and are not intended to be construed as containing any representation of fact upon which any interest party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the property in these details



EPC

Rating 'B'.



RENT AND LEASE TERMS

The premises are offered to let on an internal repairing and insuring lease, subject to a service charge for communal items which will be based on 10% of the passing rent.

The Stables: Region £6,750 p.a. - LET

The Long Barn: Region £6,000 p.a.

VAT is payable.

BUSINESS RATES

The rateable values are referred to above, and the actual rates payable will be a proportion or may attract significant concessions if the premises are the rate payer's main and only business address. Interested parties should contact the Local Authority (Wrexham Borough Council – 01978 292000).

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