

# Offices & Business Centre

# 67

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

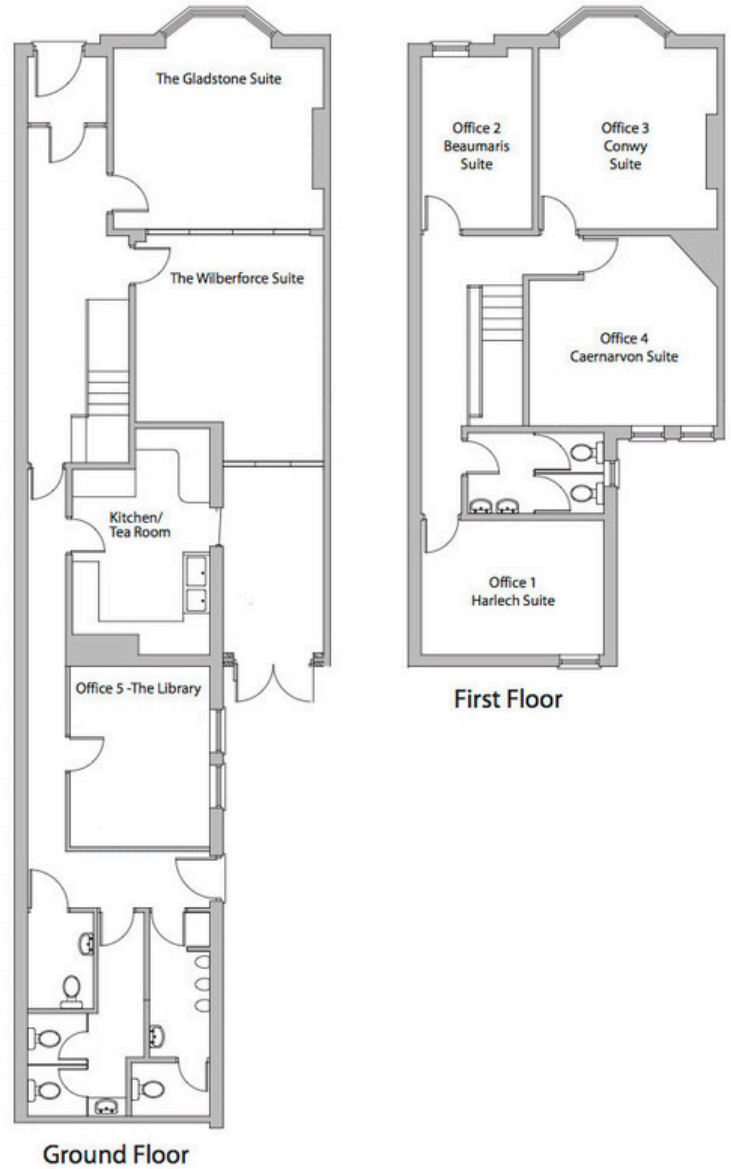
# Office Available To Let

Office	SqFt	SqMtr	Rent PCM ex. telecoms.
2- Beaumaris	107	9.94	£293.30

**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 C (74), details available upon request



To schedule a viewing, kindly contact  
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