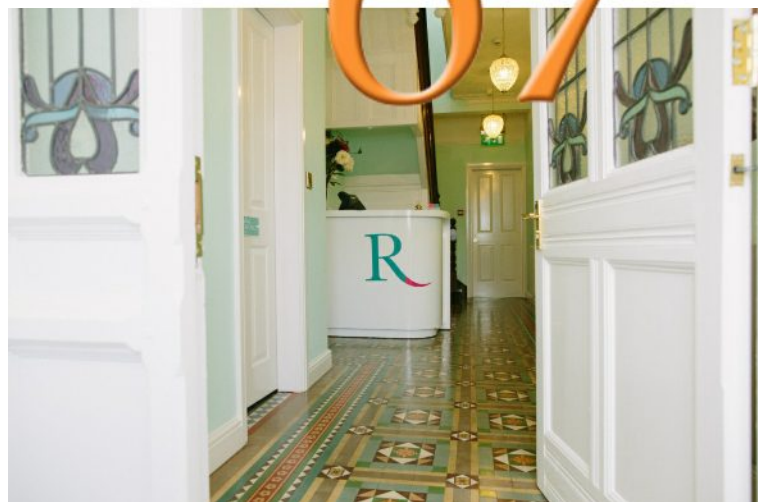


Offices and Business Centre

Situation The property is situated in a prominent position on the west side of Regent Street within a few hundred yards of the 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

a development by

Ebenezer
PROPERTIES 



space to thrive

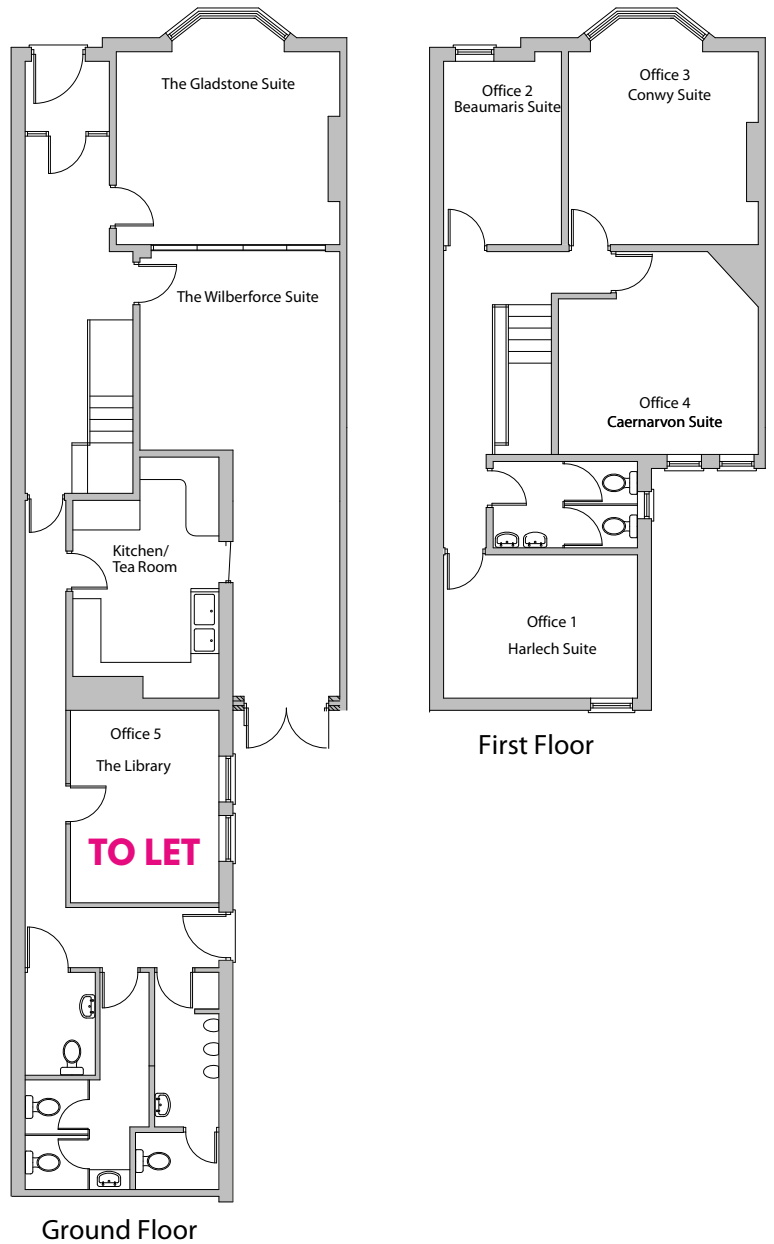


Office	SqFt	SqMtr	Rent PCM all incl.
5 - Library	141	13.10	£329.70

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



Viewing Strictly by appointment.