



• **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

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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