

On instructions of The Glyn Wylfa Development Trust

Small to Large Office Suites To Let

Glyn Wylfa
Castle Road, Chirk. LL14 5BS



- Business centre with office suites from approx.. 120 sq.ft. to 2,560 sq.ft. total space available individually or in combinations. Suitable for a variety of businesses - offices and studio/design companies.
- Attractive business friendly flexible lease terms. Good parking provision.
- Be part of this community facility, hub for the nearby World Heritage Aqueduct site, Community Police Station on this site and swift access from A5 and Chirk Railway Station.

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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.

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LOCATION

Chirk is situated approximately half a mile off the A5 Euro trunk route (Holyhead to Felixstowe). The village is very attractive and popular with its good range of facilities including a range of shops, Church, medical centre, public houses/hotels and it is well positioned for the beautiful Ceiriog Valley and of course the Chirk Aqueduct World Heritage site.

Glyn Wylfa is strategically situated on Castle Road with its public car park to the front and business office parking to the rear.

DESCRIPTION

Glyn Wylfa is a fine late Victorian (1899) residence which has undergone a well conceived and planned renovation and conversion to provide prestigious offices which are now available to let either singularly or in combinations. The whole is available as one if required. The Chirk Aqueduct World Heritage site is within walking distance. In the future, Glyn Wylfa will serve as its visitor hub with public parking to the front of the building. There is an on site café, gallery, general community facility and situated at the rear the Chirk Community Police Station. A small number of garage/storage buildings will also be offered in the future. Particular features include:

- * Modern style well equipped prestigious offices ranging from approx.. 120 sq.ft. - 270 sq.ft. with a total for the whole of 2,550 sq.ft. in 14 office rooms. Please see the attached schedule of accommodation and availability.
- * Telephone and internet connections to each office.
- * Competitive rent and inclusive service charge to cover heating, rates and a range of on site facilities.
- * Easy in and out attractive and flexible office rental agreement.
- * Private and secure parking on site.



Please see the floor layout plans and reference to the accommodation schedule.

RENT AND LEASE TERMS

The region asking rents are shown on the attached schedule. For combinations of more than one office, rents are likely to be more negotiable. Rent is paid monthly in advance by bankers standing order and include all operational costs of the building including heating, cleaning of communal space, lighting, provision of general facilities and business rates and exclude tenant's personal costs such as telecom and general business costs. Ingoing tenants are asked to discharge the landlord's reasonable legal costs in connection with a letting subject to contract,

Ground Floor	Size	Rent Region / Status
G2	20.1 .sq. / 216 sq.ft.	Communal Reception
G3	25.1 m.sq. / 270 sq.ft.	£340 pcm
G4	19.4 m.sq. / 209 sq.ft.	£265 pcm
G5	26.4 m.sq. / 284 sq.ft.	£355 pcm

G6	14.2 m.sq. / 153 sq.ft.	£195 pcm
Communal Staff Kitchen		

Ladies and Gents WCs including Disabled Facility

First Floor		
F2	13.1 m.sq. / 141 sq.ft.	£175 pcm
F3	23.1 m.sq. / 249 sq.ft.	£315 pcm
F4	17.3 m.sq. / 186 sq.ft.	£230 pcm
F5	24.6 m.sq. / 265 sq.ft.	£335 pcm
F6	11.0 m.sq. / 118 sq.ft.	£150 pcm
F7	13.1 m.sq. / 141 sq.ft.	£180 pcm

**Ladies and Gents WCs
Communal Staff Kitchen**

Second Floor		
S2	16.6 m.sq. / 179 sq.ft.	£200 pcm
S3 (Store)	5.2 m.sq. / 56 sq.ft.	£ 40 pcm
S4	10.8 m.sq. / 116 sq.ft.	£125 pcm

These floor areas are provided by the owners architects and the agents cannot therefore confirm that they are provided on the basis of the RICS Code of Measurement.

PHONE SYSTEM

Glyn Wylfa offers tenants a fully managed telephony solution which is flexible to meet the needs of our clients. We are able to offer your business a number of solutions, including multiple Direct Dial numbers or a single business number, a voicemail solution that allows messages to be accessed when away from the office or the ability to divert calls when the office is unmanned. Furthermore, tenants will enjoy the benefit of business grade broadband.

PLANS





EPC



VIEWINGS AND FURTHER INFORMATION

Please contact Celt Rowlands & Co. on Tel: 01691 659659.