

The Studios | Mold Road

| Wrexham | LL11 4AF |

Lambert
Smith
Hampton



/// cats.clouds.formed

For Sale – Former Broadcasting Studios Suitable For Alternative Uses

SIZE – 597.54 SQ M (6,432 sq ft)- 0.16 Hectares (0.39 Acres)

Executive Summary

- ✓ Former broadcasting studios
- ✓ 6,432 sq ft NIA of office and radio broadcasting space (floor plans available upon request)
- ✓ Site area extends to 0.39 acres
- ✓ Suitable for re-use, refurbishment or redevelopment subject to planning
- ✓ Prominently located on A541 Mold Road
- ✓ LSH have been instructed to dispose of the freehold interest for the property



Site Overview

The Studio was constructed in 1983 and comprises a single storey property of irregular shape. The property occupies a site area of c. 0.16 Hectares (0.39 Acres). Pedestrian access to the property is taken from the main entrance fronting Mold Road and vehicular via an access road that leads round the back of the property.

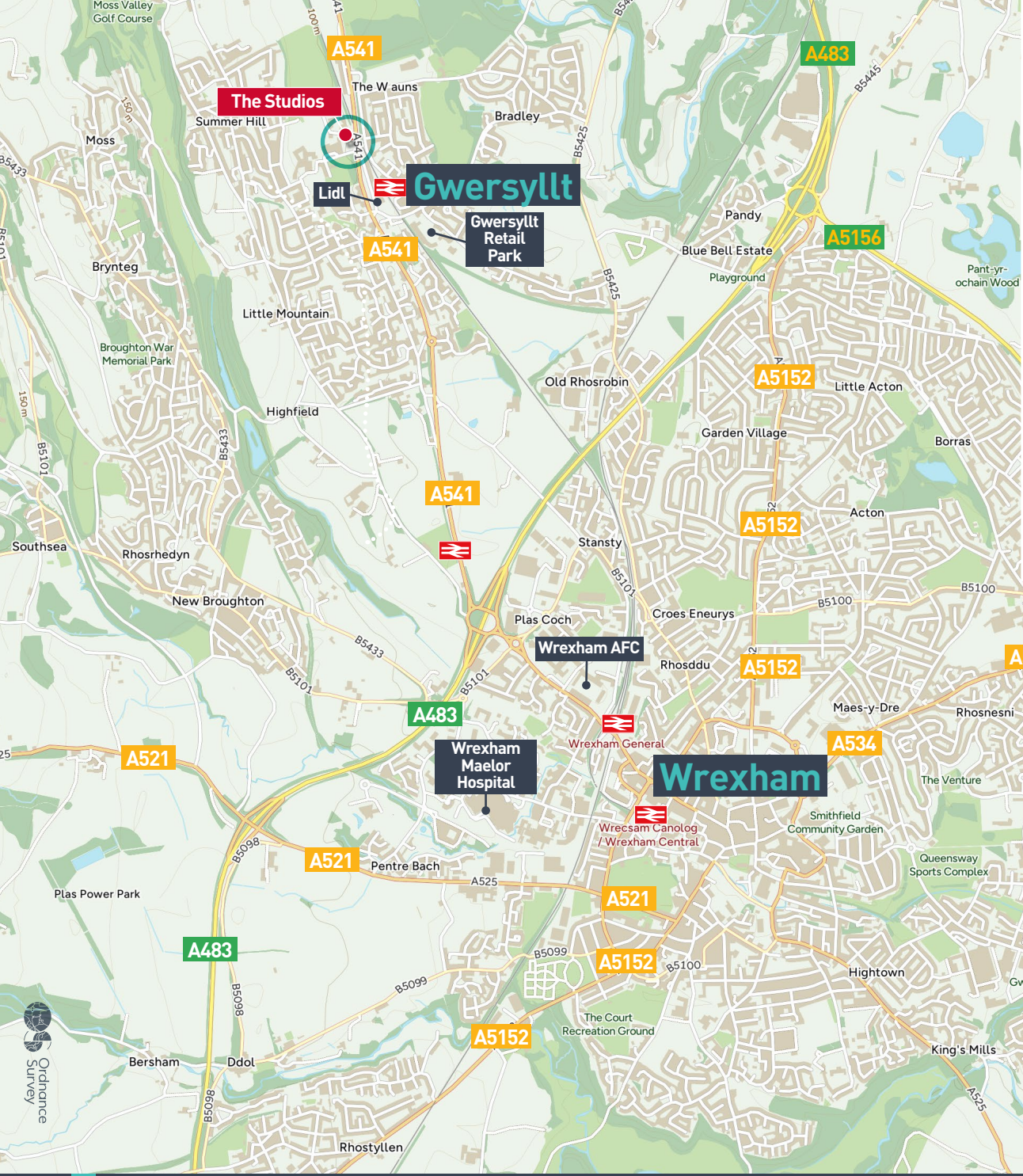
The building provides accommodation over split ground floor level with office administration accommodation being towards the front of the property, staff welfare/breakout at the middle and recording studios/IT towards the rear. Within the main office area there are two open plan office spaces 1 small office,

two 8 person meeting rooms and a larger board room. Internally the property has suspended ceilings with LG7 lighting and Air Conditioning. The property benefits from being fully DDA accessible.

The plant room is located towards the rear of the property and there is separate M&E for the Air Conditioning located externally

to the property. There is also a separate generator located externally for back-up power generation.





The property does not benefit from any designated parking with parking arrangements being agreed by way of annual licences.

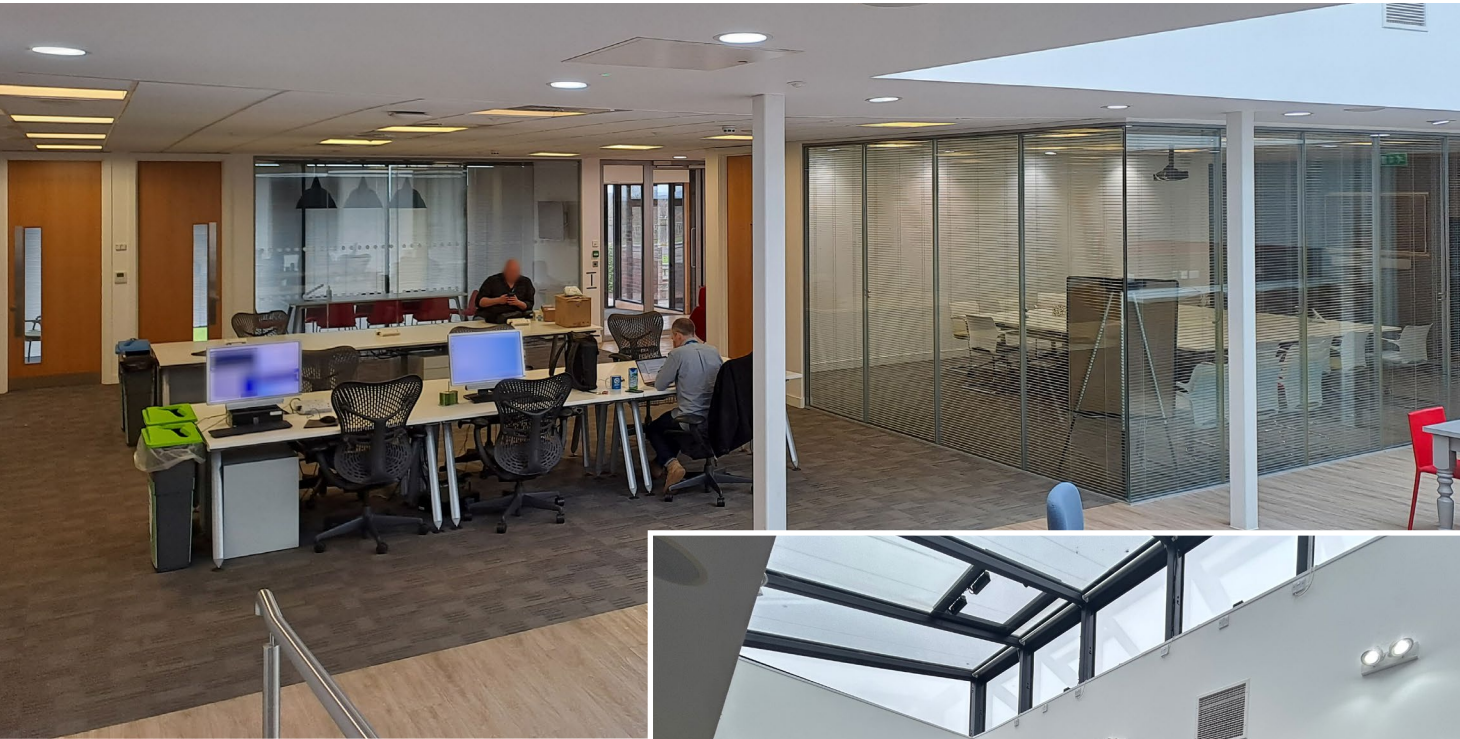


Location

The property is prominently located on the A541 Mold Road approximately 3 miles North of Wrexham City Centre. Access to the main A483 is within 2 miles which provides wider access to North Wales and ultimately the M53/M56 motorways. Gwersyllt rail station is within half a mile of the property.

Distances to major local cities as below:

-  Chester – 14 miles North East
-  Liverpool – 34 miles North
-  Warrington – 47 miles North East
-  Manchester – 54 miles North East



Tenure

The site is held Freehold under title **WA770108** with be sold with **vacant possession**.

EPC

The property has an EPC rating of **B45**.

Price

Offers are invited for consideration.

SUBJECT TO CONTRACT

Viewing and Further Information

The site is open to see from the public highway, however onsite inspection is strictly by appointment with the sole selling agent LSH.

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VAT

The property is elected for VAT.

Anti-Money Laundering

The purchaser will need to be validated for money laundering regulations.