

Grosvenor Property Limited
4 Park Avenue
New Street
Shrewsbury
SY3 8JG

By Email to: Keli Thorsteinsson
director@freyjamedical.com

Date: 18 August 2021
Our ref: HC
Office: Chester

Dear Keli

KELSO HOUSE, 13 GROSVENOR ROAD, WREXHAM, LL11 1BS

In reference to your email dated 16 August 2021 at 13:18, I can confirm the following.

Kelso House has historically been used as B1 office accommodation and has been occupied by a number of organisations in the past 10 years, both as single lettings and multiple tenants in a business centre format.

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows:

Sq M	Sq Ft
Basement	620
Ground	595
First	839
Total	2,055

In terms of vehicle movements, we would estimate as a guide that there is 40+ vehicle movements per day.

I trust this is sufficient for your purposes and if you require anything further do please let me know.

Yours sincerely

Kind regards

[https://bacommercial.sharepoint.com/sites/AgencySurveyor/AgencySurveyor/HC/1810 Management & Vittoria/Kelso Investment/GrosvenorPropertyLtd.docx](https://bacommercial.sharepoint.com/sites/AgencySurveyor/AgencySurveyor/HC/1810%20Management%20&%20Vittoria/Kelso%20Investment/GrosvenorPropertyLtd.docx)

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North Wales Office:

Hanover House, The Roe, St Asaph, LL17 0LT
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Commercial & Industrial Agents, Development, Investment & Management Surveyors

Directors: - Fraser H W Crewe MRICS, Ruth Fearnall MRICS, Chris Armstrong FRICS, Daniel Wild MRICS, Nick Edwards MRICS
Consultant: – Justin Rice-Jones FRICS



BA Commercial is a trading name of Beresford Adams Commercial Ltd.
Company registered in England Reg No: 5011492.
Registered Office: 2 Hilliards Court, Chester Business Park, Chester, CH4 9QP.

A handwritten signature in black ink, appearing to read 'H. Cole', with a long horizontal stroke extending to the right.

Howard Cole MSc, Commercial Property Graduate

BA Commercial

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