As part of the Wrexham Gateway project, located along the Mold Road Corridor, the Council are proposing to build 7,0000 sqm of new, grade A office space. The objective of this project is to create new and safeguard existing high quality employment in the area. The project team explored the use of existing office stock in other parts of the city centre through a feasibility study, attached as appendix 2. The key findings from this report were that current demand for larger high quality office space is focussed on location, quality and adaptability, occupiers seek to encourage a return to the physical office but on more flexible terms through working hours, use of space and supporting amenities. The sustainability of office buildings will become an increasingly prioritised decision-making factor as environmental targets and regulatory constraints start to restrict the market and the cost implications of this begin to feed through to occupiers. Currently it is found that there remains a fundamental shortage of good quality, and in particular, Grade A accommodation available across all office markets that is constraining economic and business growth.

The office market within Wrexham is primarily focussed upon local neighbourhood businesses with premises in the city centre mainly found above retail or converted from other uses e.g. former retail. There are no new build developments within the city centre, and the closest reasonably modern office accommodation is found at Wrexham Technology Park (built circa 2000), just west of the centre, and therefore acts as competition for any occupiers looking for modern space. The Wrexham Gateway area is strategically located between these two main office market clusters and at the western edge of the city centre by the main rail station.

The status of the current office space within the City Centre has been explored and it seems many of them have ongoing planning applications for alternative uses, these include:

16 Lord Street Wrexham LL11 1LG

- P/2025/0368 - CHANGE OF USE OF BUILDING FROM CLASS B1 (OFFICES) TO CLASS C3 (DWELLINGS) INCLUDING REPLACEMENT OF SHOP WINDOWS TO DOMESTIC WINDOWS, NEW WINDOW OPENINGS AND ASSOCIATED WORKS

Trinity House Lord Street Wrexham, LL11 1NL

- CB/1999/2901 – USE OF BUILDING AS A CHIROPODY SURGERY
- P/2015/0272 - CONVERSION OF FIRST AND SECOND FLOOR OFFICE ACCOMMODATION TO FORM 21 STUDIO (RESIDENTIAL) APARTMENTS

Roxburgh House , 12 Hill Street Wrexham LL11 1SN

- P/2025/0833 - CHANGE OF USE OF SECOND AND THIRD FLOOR OF BUILDING FROM CLASS B1 (OFFICES) TO CREATE 30 NO APARTMENTS (CLASS C3) INCLUDING CREATION OF ADDITIONAL PARKING SPACES, BIN STORE, CYCLE STORAGE AND MEANS OF ESCAPE
- P/2024/0151- CHANGE OF USE (D2) FOR USE IN EDUCATIONAL PURPOSES
- P/2002/0622 – USE OF TOP FLOOR SECTION (CURRENTLY OCCUPIED BY CONWAY & CO) AS OFFICER/TRAINING CENTRE
- P/2001/0734 – CHANGE OF USE OF PART BUILDING FROM OFFICE TO EDUCATIONAL USE

10 Egerton Street
No info on this to date.

This information further demonstrates the lack of suitable office space based in the City Centre, based on the requirements of tenants within the Gateway scheme.

Another draw for the office space located within the Wrexham Gateway site is accessibility to public transport, given that this is adjacent to the main railway station with plans for a transport interchange, allowing buses to stop within the site and noting that the main city bus station is only a ten minute walk away from this site.

The new office accommodation supports the Council's Zero Carbon through buildings and construction. It is more cost effective to implement this as part of a new build as opposed to retrospectively amend older office stock.