



CENTRE PARK WARRINGTON

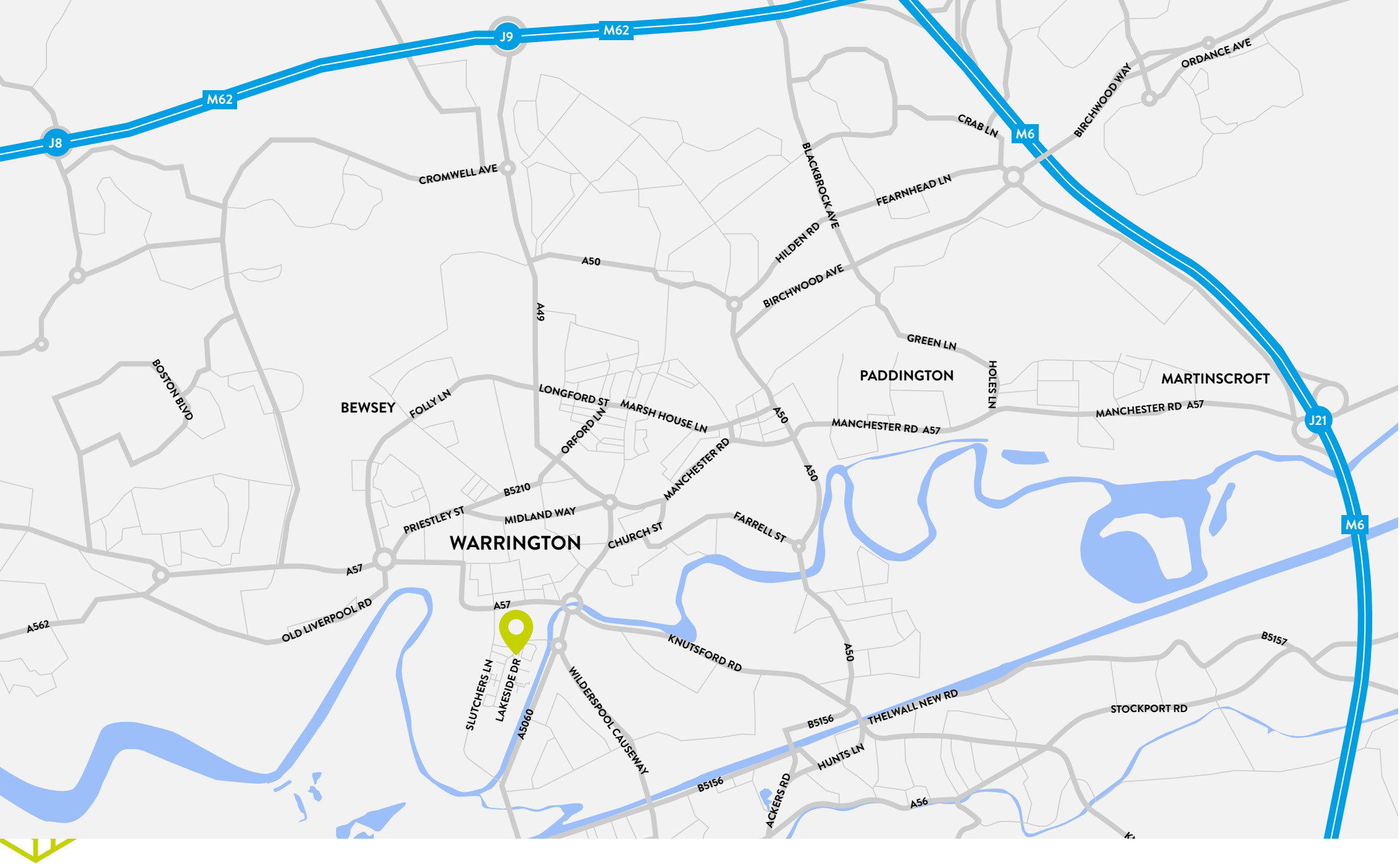
TO LET

TWO SELF CONTAINED  
OFFICE BUILDINGS

Fully Fitted Office Space  
On Site Car Parking

120 Centre Park Square, WA1 1QA  
**4,906 sq ft** (455.8 sq m)  
1110 Centre Park Square, WA1 1RU  
**5,287 sq ft** (491.2 sq m)





# LOCATION

120 and 1110 Centre Park Square are situated close to the entrance to Warrington Centre Park, within walking distance of Warrington town centre and Warrington Bank Quay west coast main line railway station. Warrington centre Park is also well located for the region's motorway network including M6, M62 & M56 motorways.

On site amenity includes a Village Hotel and Leisure club with Starbucks coffee chop and The Waterside pub/restaurant and hotel. Centre Park is also served by a shuttle bus connecting through to the town centre.



VILLAGE







WARRINGTON  
BANK QUAY



WARRINGTON  
CENTRAL



TOWN  
CENTRE

A5060

PREMIER  
INN

BEEFEATER  
RESTAURANT

1110 CENTRE  
PARK SQUARE

120 CENTRE  
PARK SQUARE

CENTRE PARK  
SQUARE

PARK  
BOULEVARD

WILDERSPOOL  
CAUSEWAY

STARBUCKS

THE VILLAGE  
HOTEL

CHESTER  
ROAD

SLUTCHERS  
LANE

LAKE SIDE  
DRIVE

RIVER  
MERSEY





# 120 CENTRE PARK SQUARE

Modern detached offices providing open plan and cellular accommodation over ground and first floors incorporating the following specification:

- Fully fitted office space
- Full access raised floors
- Suspended ceilings
- Recessed LED lighting
- Kitchen facilities
- Ladies, gents & disabled WC facilities
- Comfort cooling/heating cassettes
- On site parking

## ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND	2,474	229.9
FIRST	2,432	225.9
TOTAL	4,906	455.8







# 1110 CENTRE PARK SQUARE

Modern detached offices providing open plan and cellular accommodation over ground and first floors incorporating the following specification:

- Fully fitted office space
- Full access raised floors
- Suspended ceilings
- Recessed LED lighting
- Kitchen facilities
- Ladies, gents & disabled WC facilities
- Comfort cooling/heating cassettes
- On site parking

## ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND	2,840	263.8
FIRST	2,448	227.4
TOTAL	5,287	491.2







## FURTHER INFORMATION

### TERMS

Each office is available by way of assignment or sub lease for a term expiring on 31<sup>st</sup> October 2026.

### RENT

The current passing rents are:

120 - £69,991.50 p.a.

1110 - £74,892.50 p.a.

### VAT

All outgoings are subject to VAT.

### RATEABLE VALUES

We understand that the current rateable values (from 1 April 2023) are:

120 - £51,500

1110 - £58,500

### EPC

Both buildings have an EPC rating of C. A full report is available on request.



BUILDING 1110





# CONTACT

For further information, please contact the agents:



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