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## TO LET

High Quality Office Premises in the  
leafy suburb of Thelwall



**Gifford Dixon**

Commercial Property

**0161 667 1317**

**Unit 2, Station Court, 442 Stockport Road, Thelwall, Warrington, WA4 2GW**

**1,619 Sq. Ft - 6,431 Sq. Ft**

**From £20,000 pa**



Roger Hannah

**0161 817 3399**

[www.roger-hannah.co.uk](http://www.roger-hannah.co.uk)







## LOCATION

A substantial plot occupying a prominent stretch along Stockport Road in leafy Thelwall, between the popular areas of Stockton Heath and Lymm village.

The area benefits from excellent transport links, being less than 2.5 miles to Junction 20 of the M6 Motorway and situated on a busy commuter bus route.

## DESCRIPTION

Station Court is an attractively presented modern purpose-built office premises which has been styled on a former railway structure and is set within substantial gated grounds, offering substantial private parking facilities and attractive outdoor amenity space.

The property is presently divided into three units. The subject of this letting is Unit 2, which is the largest of the three units. The unit is presented to an excellent standard throughout, having only recently been refurbished, and provides high quality office space over basement, ground and first floor.

Consideration will be given to renting this space on a floor by floor basis, with separate kitchen and w/c facilities provided to each floor, plus a former gymnasium facility and shower room located to the basement.

## TERMS

The units are available on new effective FRI (fully repairing and insuring) lease(s) for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

## RENT

Unit 1 - **LET**

Unit 2 (whole) = **£60,000 pa**

Basement only = **£28,000p**

Ground floor only = **£24,000pa**

First floor only = **£20,000pa**

Unit 3 - **LET**

## BUSINESS RATES

Unit 2 – Rateable Value (2023 List) - £52,500

Should the unit be rented on a floor by floor basis then the unit will need to be reassessed on this basis.

## VAT

We understand that VAT is applicable to the rent and service charge for this property.

## LEGAL COSTS

Each party are to be responsible for their own legal fees in connection with this lease.

## EPC

Unit 2 – **D (76)**

## SERVICES

We understand that mains gas, electric and water are connected to these premises. Drainage is by way of septic tank. Each unit has its own boiler and is separately metered.

## SERVICE CHARGE

An annual service charge is levied to cover maintenance, management and upkeep of the common areas. Further details can be provided on request.

## CONTACT

**Gifford Dixon**

Commercial Property

**0161 667 1317**

**Steven Gifford-Dixon**

steven@gifforddixon.co.uk



Roger Hannah

**0161 817 3399**

[www.roger-hannah.co.uk](http://www.roger-hannah.co.uk)

**Dan Rodgers**

danrodgers@roger-hannah.co.uk

Subject to contract 23rd August 2025

ACCOMMODATION

As measured on a net internal area basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Unit 1

| Ground                           | Sq M | Sq Ft |
|----------------------------------|------|-------|
| Office 1 (vaulted ceiling)       | 272  | 272   |
| Office 2 (incorporating kitchen) | 36   | 388   |
| TOTAL                            | 61.3 | 660   |

Plus W/C facility

Unit 2

| Basement                                     | Sq M   | Sq Ft |
|--|--------|-------|
| Open plan office, gym, shower rooms, kitchen | 280.01 | 3,014 |
| Ground                                       | Sq M   | Sq Ft |
| Open plan office, reception & meeting room   | 167.04 | 1,798 |
| First  | Sq M   | Sq Ft |
| Open plan office with kitchenette            | 150.41 | 1619  |
| TOTAL  | 597.46 | 6431  |

Plus W/C facilities to all floors

Unit 3

| Basement                             | Sq M   | Sq Ft |
|--------------------------------------|--------|-------|
| Open plan office space               | 111    | 1198  |
| Kitchen                              |        | 73    |
| Store                                | 10     | 111   |
| Ground                               | Sq M   | Sq Ft |
| Office space                         | 57     | 614   |
| Kitchen                              | 12     | 129   |
| First                                | Sq M   | Sq Ft |
| Office space (including Kitchenette) | 67.35  | 725   |
| TOTAL                                | 264.75 | 2850  |

Plus W/C facility to all floors







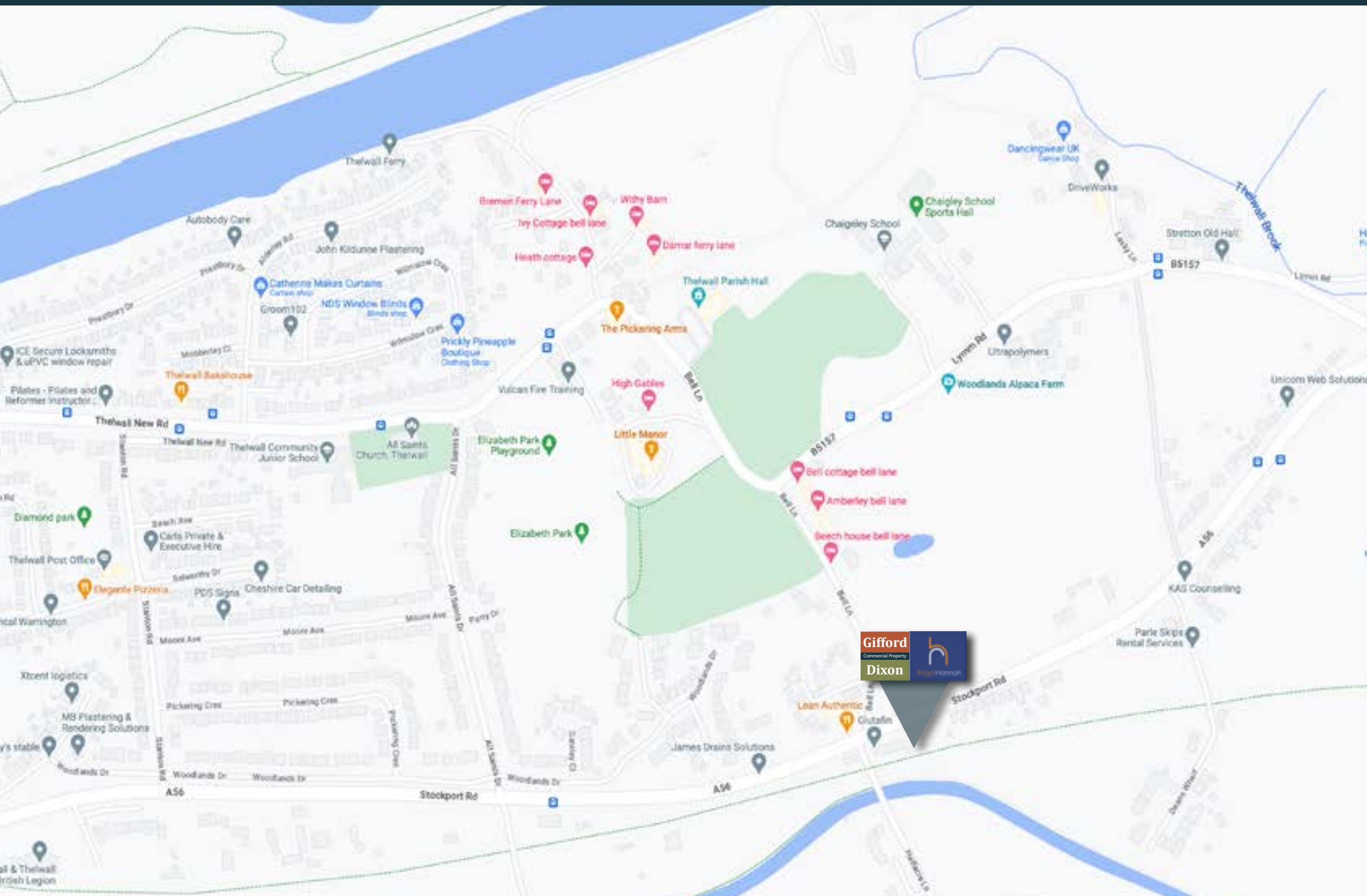




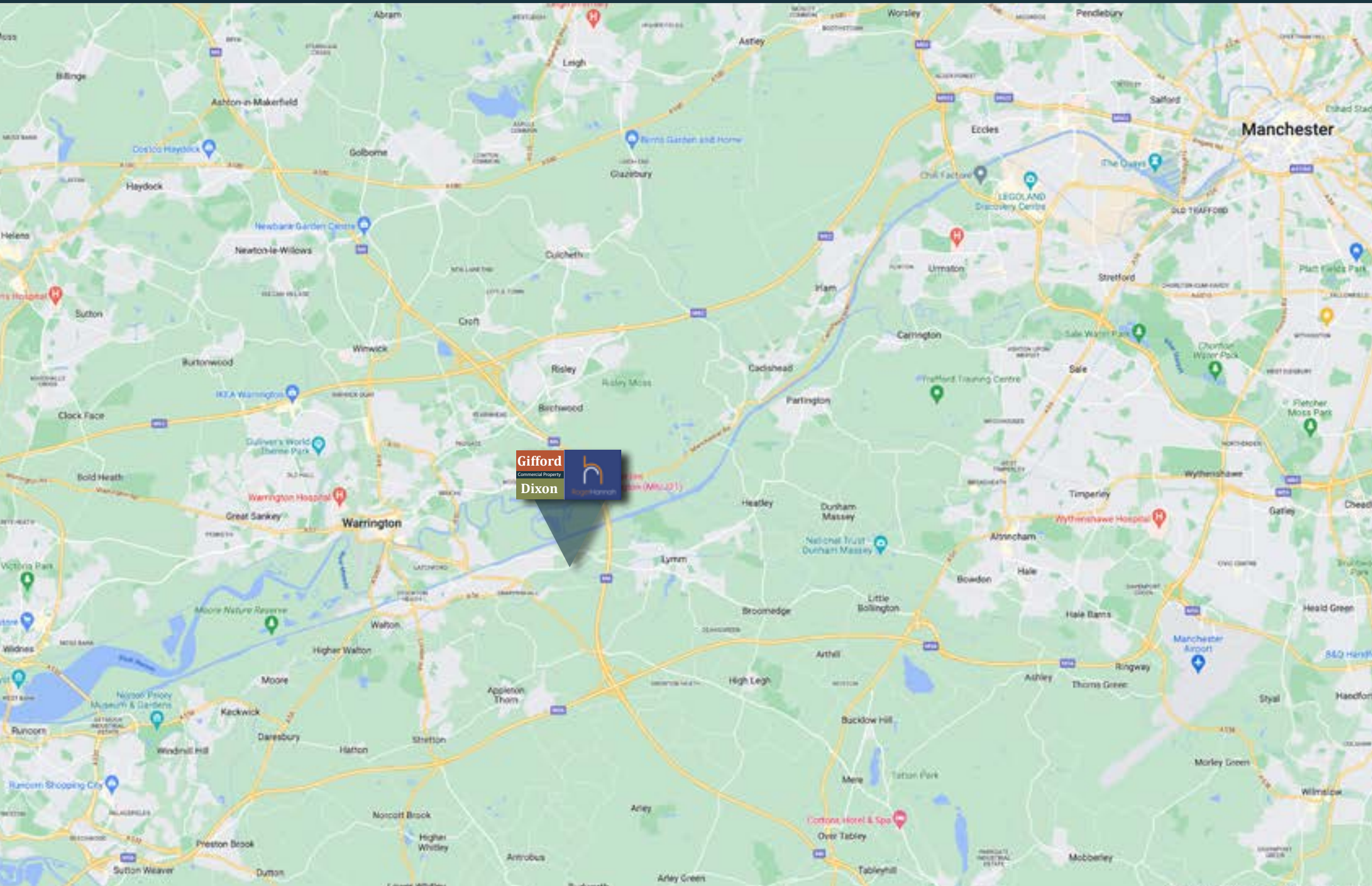












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