

To Let

4 Storey Town Centre
Office Building

6,400 ft²
(594.6 m²)



Holly House,
73-75 Sankey Street,
Warrington, WA1 1SL



**MORGAN
WILLIAMS.**

01925 414 909

morganwilliams.com

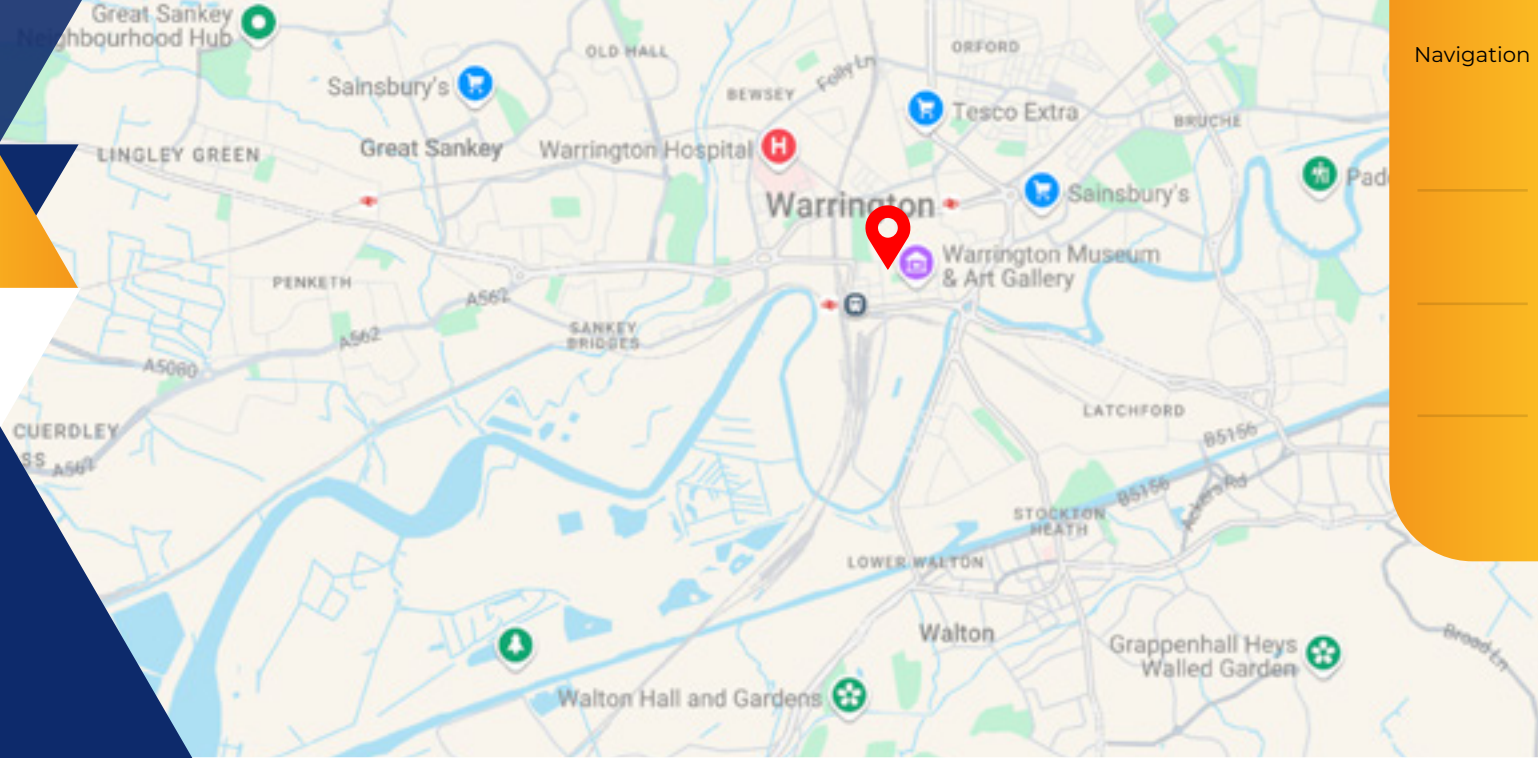
- › Town Centre Location
- › High Quality Offices
- › Onsite Car Parking for 16 Cars
- › High Specification Interior
- › Attractive Listed Period Building
- › Easy Access by Car or Foot
- › Rent under £10 per ft²
- › Excellent Public Transport Links

LOCATION

The property is positioned on Sankey Street within Warrington Town Centre, where the majority of surrounding occupiers are retail and commercial.

It is conveniently located just a short walk from all the Town Centre amenities. The property is also centrally located between the Towns two railway stations, Bank Quay and Central. The modern bus station is also within 6 minutes walk.

| Transport | Distance | Walking time via Golden Square |
|----------------------------------|-----------|-----------------------------------|
| Bank Quay Station | 0.3 Miles | 6 minutes |
| Warrington Central Train Station | 0.4 Miles | 9 minutes |
| Warrington Bus Station | 0.3 Miles | 6 minutes |



DESCRIPTION

We are delighted to bring to the rental market this outstanding 3 storey plus basement listed building that has a premium quality fit out.

The building is situated, along this busy and popular retail stretch of the Town Centre with high levels of pedestrian footfall and passing traffic.

Generous parking is available on site to the side of the property with independent access off Sankey Street. Golden Square multi-storey is directly opposite.

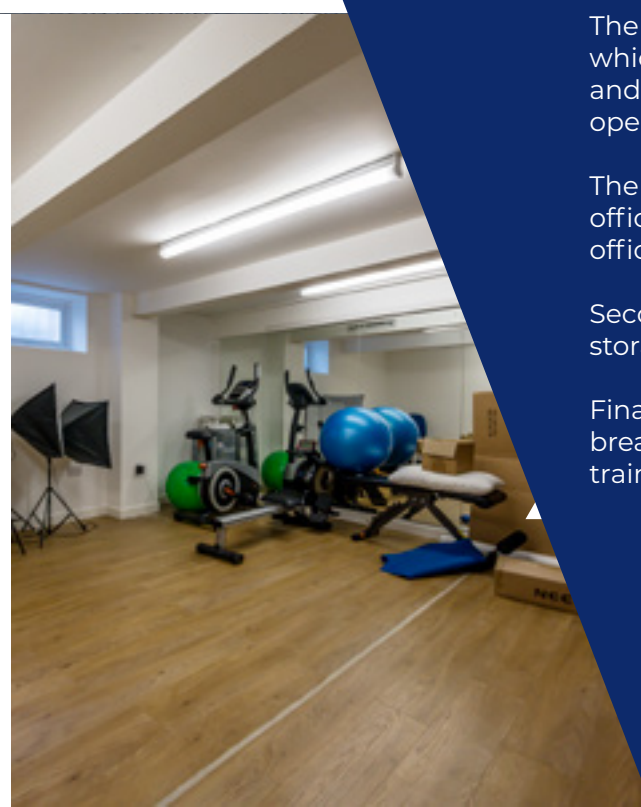
Internally the property comprises a multitude of suites and open plan office space, the ground floor contains an impressive reception area and large hallway for access to the upper and lower levels.

The ground floor level is home to a reception area, which may be turned back into an office if required, and three other private suites. Also included is a large open plan office with 3 interview rooms to one side.

The first floor comprises another large open plan office with sectioned meeting rooms and 4 private office suites and W/C facilities.

Second floor provides two similar sized offices with storage within both on each external side.

Finally located in the basement is a kitchen facility / break room for staff with smaller suites ideal for staff training or meeting rooms.



ACCOMMODATION

The accommodation comprises the following areas:

| Area | Ft ² | M ² |
|----------------|-----------------|----------------|
| Gross Internal | 8,267 | 768.0 |
| Net Internal | 6,400 | 594.6 |



TERMS

Rental

The asking rent is £60,000 per annum.

This equates to just £9.37 net psf, inclusive of basement and car parking.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years.

Rateable Value

£27,250.

VAT

To be confirmed.

Services

Mains electricity, gas, water and drainage are connected.

Legal Costs

Each party are responsible for their own legal costs.

EPC Rating

E.



Viewing

By Appointment through Morgan Williams Commercial LLP: 01925 414909.

Rob Bates
RBates@morganwilliams.com

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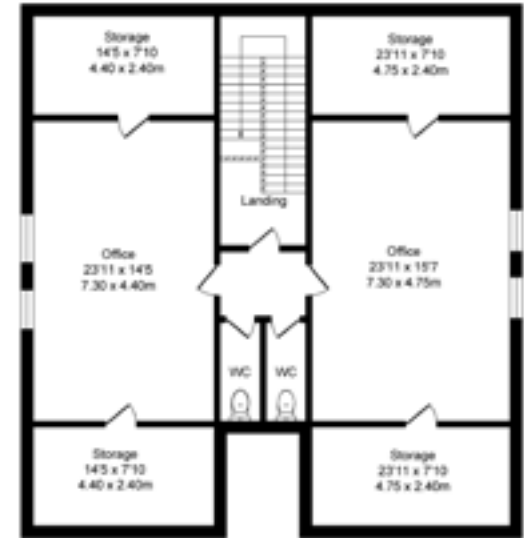
MISREPRESENTATION ACT: 1967 .Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. these particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation warranty whatsoever in relation to the property. July 2020. All rentals and prices are quoted exclusive and maybe subject to VAT. Please note the owners of Morgan Williams own a half share in this property held within their pension fund.

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

Holly House, Sankey Street

Total Approx. Floor Area 8267 Sq.ft. (768.0 Sq.M.)

Surveyed and drawn by Lena Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error.



Second Floor
Approx. Floor
Area 1483 Sq.Ft
(137.7 Sq.M.)