

To Let

Quality Office Building on
an Established Business
Park

4,070 ft² (378.12 m²)



790 Mandarin Court,
Centre Park, Warrington,
WA1 1GG



MORGAN
WILLIAMS.

01925 414 909

morganwilliams.com

- › Self Contained
- › Sought after Location
- › High Specification Office Building
- › Prominent to Sluthers Lane
- › Allocated Car Park Spaces
- › Overflow Roadside Parking
- › Short walk to Bank Quay Station
- › Close to Village Hotel

LOCATION

The property is located on Centre Park, an established Business Park situated on the southern edge of Warrington Town Centre.

The unit is in walking distance from Warrington Bank Quay Railway station.

Leisure amenities at Warrington Centre Park include The Village Hotel & Leisure Club with Starbucks, Travel Inn, The Waterside Pub & Grill and The Waterside Hotel.

Access onto Centre Park is via the A49/ A5060 which provides good links to the M6, M56 and M62 motorways on the periphery of Warrington.

Transport	Distance
Bank Quay Station	0.6 Miles
Warrington Central Train Station	1.5 Miles
Warrington Bus Station	1.6 Miles



DESCRIPTION

We are delighted to list this high quality end terrace self contained office building.

The property is constructed to a high specification incorporating suspended ceilings with lighting, air conditioning, raised floors with power and data connections, double glazed windows and gas central heating.

Internally the accommodation is an arrangement of open plan offices with boardrooms and staff break out facilities. The central core contains ground floor reception area, male, female and disabled toilets and kitchen facilities.

The site is barriered for security and has approx. 14 car parking spaces.

The gable and rear elevations offer prominence and advertising opportunities visible to traffic along Slutchers Lane.



ACCOMMODATION

The accommodation comprises the following areas:

Area	Ft ²
Net Internal	4,070
Gross Internal	5,029



TERMS

Lease Terms

The property is available for way of a new Tenant's Full Repairing & Insurance Lease for a minimum 3 year term.

Rental

£55,000 per annum plus VAT.

This equates to £13.50 psf net, which is at least 10% below market rates.

Rateable Value

£32,750

Rates Payable

£4.39 per ft²

Services

Mains electricity, gas central heating, air conditioning, water and drainage are connected.

VAT

We are advised that the property is registered for VAT.

Legal Costs

Each party are responsible for their own legal costs.

EPC Rating

E



Viewing

By Appointment through Morgan Williams
Commercial LLP: 01925 414909.

Alex Perry
aperry@morganwilliams.com

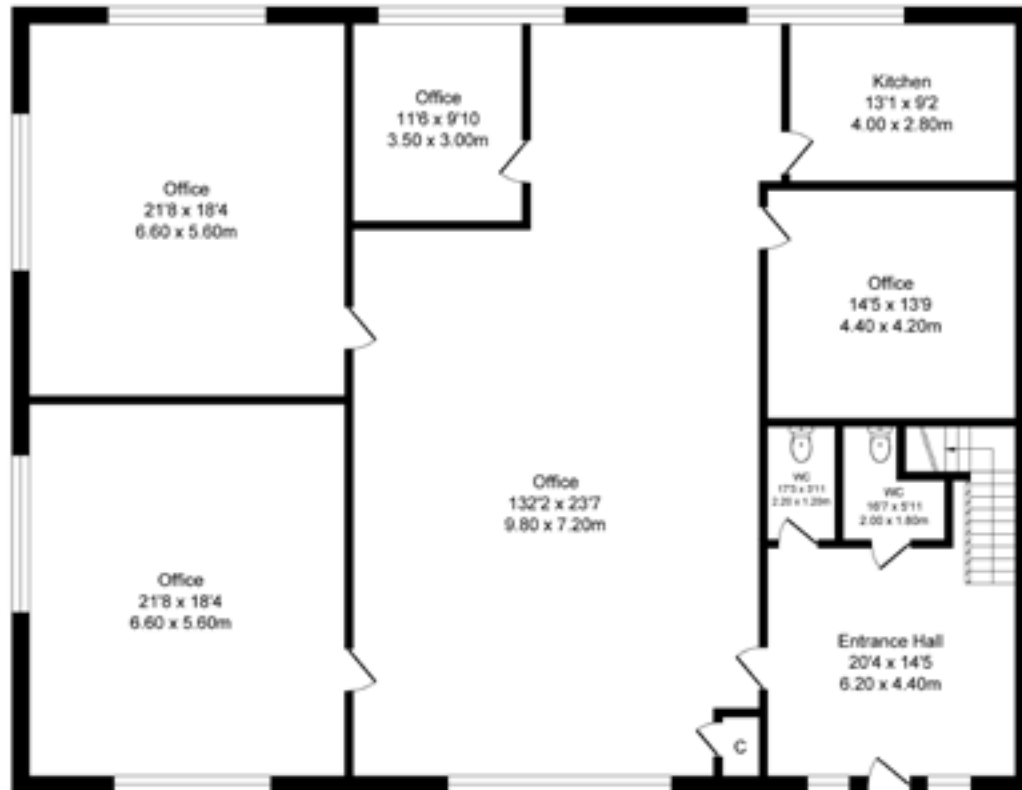


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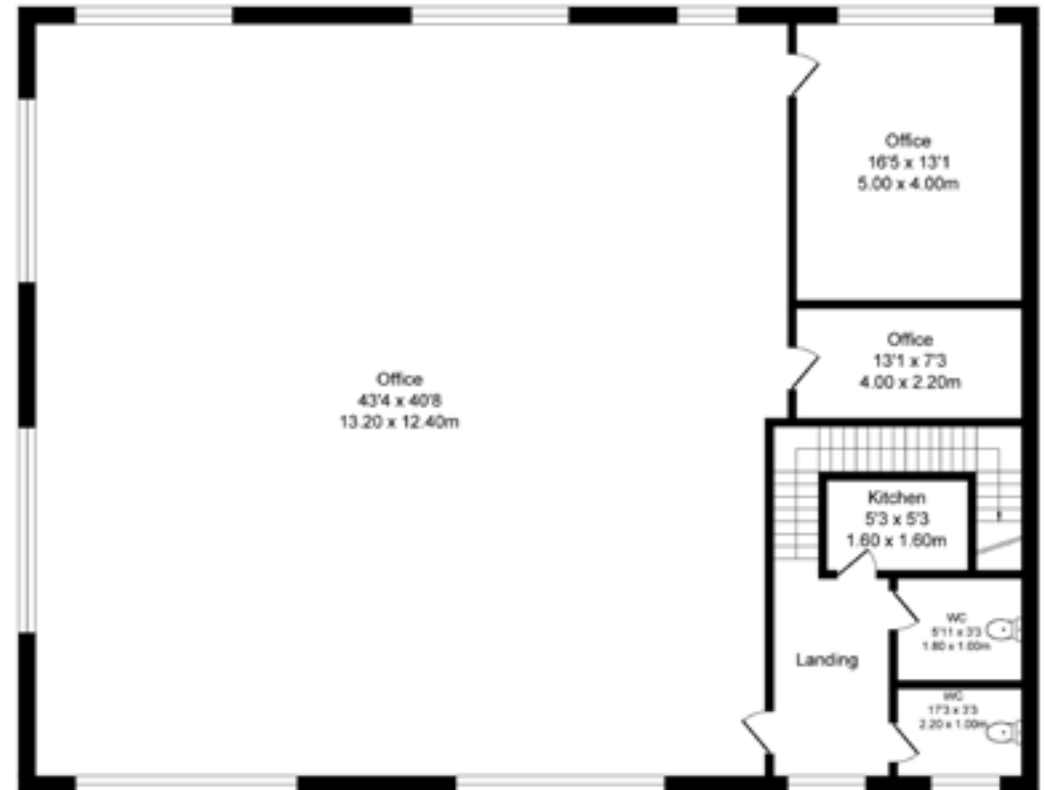
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

Mandarin Court, Warrington
Total Approx. Floor Area 5029 Sq.ft. (467.2 Sq.M.)

Surveyed and drawn by Lens 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.



Ground Floor
Approx. Floor
Area 2514 Sq.Ft
(233.6 Sq.M.)



First Floor
Approx. Floor
Area 2514 Sq.Ft
(233.6 Sq.M.)