MORGAN WILLIAMS.

Office
TO LET



Units at Bankside, Crosfield Street, Warrington, WA1 1UP

Flexible Sized Self-Contained Office Suites

Summary

Tenure	To Let
Available Size	1,155 to 8,432 sq ft / 107.30 to 783.36 sq m
Rent	£15,000 - £100,000 per annum Just £12 psf
Business Rates	Upon Enquiry
EPC Rating	D

Key Points

- Dedicated Car Parking
- Convenient Location
- 5 Min Walk to Town Centre
- Green Space to Front
- Traditional Construction
- 200m to Bank Quay Station
- Aldi Opposite
- Furnished Options

Location

Bankside is situated close to Warrington Town Centre at the junction of Crosfield Street and Liverpool Road (A57) / Sankey Street.

Warrington is a popular business area situated between Liverpool and Manchester which enjoys convenient access to the surrounding motorway network. Bank Quay railway station is within 200 metres of the property, which is on the main London Euston/Glasgow express line.

Description

Bankside is an attractive development that comprises eight self contained offices with a large car park at the rear, where 34 spaces are allocated to all the available units. Parking allocation:- Unit 1 - 10. Unit 2 - 7. Unit 5 - 12. Unit 6 - 5.

There are currently a variety of size options available, ranging from a minimum 1,115 ft^2 up to a maximum of 8,432 ft^2, with other combinations enabled from the accommodation table opposite.

The property is finished to a high standard and incorporates the following features:-

- Gas Fired Central Heating.
- Suspended Ceiling Incorporating Cat II Recessed Lighting.
- Double Glazed Windows.
- Carpeted floor.
- WC Facilities including Disabled.
- Data cabling and trunking.
- Cellular and open plan space.
- Furnished.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 1	2,475	229.94
Unit - 2	1,885	175.12
Unit - 5	2,917	271
Unit - 6	1,155	107.30
Total	**8,432**	**783.36**

Lease Terms & Rental

The units are available by way of new Tenants Full Repairing and Insuring Leases for minimum 3 year terms, at competitive of just £12 psf.

There will be service charge payments for communal areas and grounds maintenance.

Rating

The following rateable values are listed:

Unit 1: £30,250
Unit 2: £24,000
Unit 5: £37,750
Unit 6: £13,750

VAT

The above rentals are subject to VAT at the prevailing rate.







Viewing & Further Information



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