



## 25 Wilson Patten Street, Warrington, WA1 1PG

### Ground Floor Office Suite

#### Summary

|                       |                        |
|-----------------------|------------------------|
| <b>Tenure</b>         | To Let                 |
| <b>Available Size</b> | 788 sq ft / 73.21 sq m |
| <b>Rent</b>           | £13,200 per annum      |
| <b>Rates Payable</b>  | £3,801.60 per annum    |
| <b>Rateable Value</b> | £8,800                 |
| <b>EPC Rating</b>     | Upon enquiry           |

#### Key Points

- Access at Front & Rear
- Newly Renovated
- Period Building
- Parking to Rear
- Located Close to Town Centre
- High Volume of Passing Traffic
- 2 Minutes to Bank Quay
- Modern Fit-Out

Location

The property is positioned on Wilson Patten Street close to the Town Centre shopping and other amenities.

Surrounding property consists of mainly traditional office buildings, some of which have been converted to residential. On the opposite side of Wilson Patten Street is Go Outdoors retail and a builders merchants.

Bank Quay station, which is on the London - Glasgow line, is a short walk from the property.

Wilson Patten Street provides good access to the main A57/A49 and A50 roads, which lead to the Regional Motorway Network Junctions approximately 3 miles from the Town Centre.

Description

The property benefits from being excellently positioned on one of Warrington's busiest roads, enabling exceptional advertising potential.

Access is via two doorways, one directly from Wilson Patten Street, the other to the rear of the property, sharing the front entrance with the multiple flats above.

Internally the suite benefits from a spacious front sales area, suitable for up to 3 desks, with a further breakout area which leads to newly renovated kitchen and toilet facilities.

There is also a private space which can easily be used in a meeting area or directors office capacity if suitable to the incoming tenant.

Availability is immediate, and there is car parking spaces to the rear which is accessible off Wilson Patten Street.

Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | Availability |
|--------|-------|--------------|
| Ground | 788   | Available    |
| Total  | 788   |              |

Rental

£13,200 per annum.

Services

Mains electricity, water and drainage are connected.

Lease Terms

Available by way of a new tenants full repairing and insuring basis for a minimum 3 year term.

VAT

We understand that VAT is not applicable.

Legal Costs

Each party to be responsible for their own legal costs throughout.



Viewing & Further Information



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