



19 Bold Street, Warrington, WA1 1DG

Furnished Period Office Building

Summary

Tenure	To Let
Available Size	1,781 sq ft / 165.46 sq m
Rent	£20,000 per annum
Rates Payable	£5,550 per annum
Rateable Value	£10,000
EPC Rating	D

Key Points

- Cultural Quarter
- High Quality Finish Throughout
- 2 Minute Walk to Retail Core
- Excellent Transport Links
- Overlooking Queens Gardens
- Low Rateable Value
- Available Immediately
- Fully Furnished

Location

The property is prominently located within Warrington's Cultural quarter where there are bar/restaurants, theatres and professional organisations. The Parr Hall, Treasury Building and Pyramid Centre are opposite.

The Golden Square Shopping Centre is 0.2 miles from premises, which houses major retailers such as B&M Home Stores, O2, Pandora, Next and various banks.

Warrington has an abundance of transport links, with the property being just 9 minutes walk from Bank Quay station, which runs along the Glasgow/London line and equally 9 minutes walk from Warrington Central Station, which runs along the Manchester/Liverpool railway line. The modern bus station is also within 6 minutes walk. Warrington has excellent road communications being just 5 miles from both the M6 and M56 motorways.

Description

We are delighted to bring to the rental market a substantial Grade II Listed three storey with basement office building, that is finished to a high standard.

Internally the property comprises various sized rooms, that contain period features and the accommodation includes; offices throughout the ground, first and second floors, together with kitchen and wc facilities and extensive full height basement storage.

The property comes equipped with good quality office furniture throughout, PC screens and technical equipment, desks, chairs and also a boardroom meeting table with chairs for 10 and display screen. Full use of this equipment is permitted throughout the Lease term, although it will remain as part of the fixtures and fittings and any damaged items will need to be replaced at the end of the Lease.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	505	46.92
1st	566	52.58
2nd	326	30.29
Basement	384	35.67
Total	1,781	165.46

Lease Terms & Rental

The property is available by way of a new Full Repairing and Insuring Lease for a minimum 3 year term at a commencing rental of £20,000 per annum exclusive.

Services

All mains services are available.

Rates

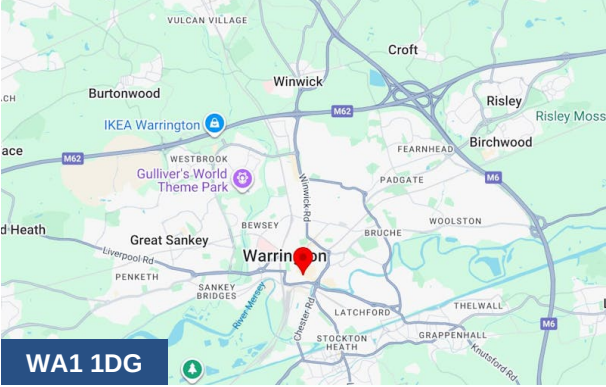
Rateable Value: £10,000.

Small Business Rates Payable 2025/26: Zero.

Non-Small Business Rates Payable 2025/26: £5,500.

VAT

The above rental is quoted exclusive of VAT, should it be applicable.



Viewing & Further Information



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