



Sterling House, 810 Mandarin Court, Warrington, WA1 1GG

1st & 2nd Floor Office Suites

Summary

Tenure	To Let
Available Size	7,515 sq ft / 698.17 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Furnished Suites
- Substantial Parking Allocation
- Various Meeting/Private Rooms
- Short Walk To Town Centre
- Popular Business Park
- Immediately Available
- Directors Offices
- Predominately Open Plan

Location

Sterling House is within walking distance to both Warrington Bank Quay and Warrington Central Train Stations. By car Centre Park is accessed from the A49, a major arterial route running along the eastern edge of the Town Centre providing direct, convenient access to Junction 9 of the M62 and Junction 10 of the M56 motorways.

The new southbound link road between Chester Road and Wilson Patten Street will provide another access bypassing the Town Centre and Bridgefoot.

Description

Sterling House is an imposing three storey office building with large car park. It is owner occupied and the surplus first floor is available for lease.

The property is situated on Centre Park, an established master planned office and commercial development. Sterling House is situated at the rear of the estate in a stand alone position just off Mandarin Court.

within the first floor suite, the office is mainly open plan and benefits from full access data cabled raised floors, comfort cooling and heating and suspended ceilings with L lighting.

Internally the suite predominantly is open plan with an extensive seating arrangement with newly renovated kitchen facilities within the space. Two individual rooms are in situ with one being used previously as a large meeting room suitable for 8-10 staff and the other holds a private directors office with extra seating included.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
1st	5,200	Available
2nd	2,315	Available
Total	7,515	

Rental

The quoting rental is £113,000 per annum plus VAT (£15.00 psf).

Services

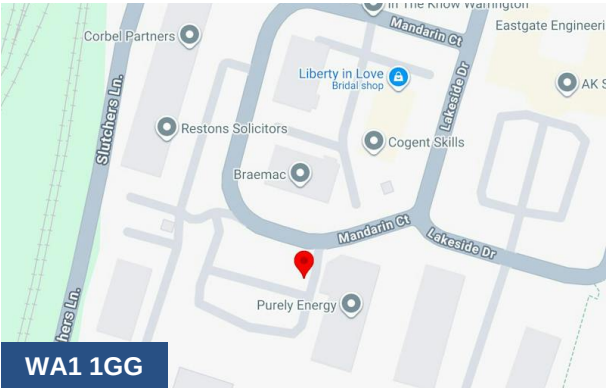
All main services are connected.

Service Charge

A service charge will be levied to cover the usual communal occupational costs and expenses, associated with the building. Additional services can be provided depending on occupiers requirements.

VAT

We are advised that the property is subject to VAT at the prevailing rate.



Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

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