



760 Mandarin Court, Warrington, WA1 1GG

High Specification Office Suite

Summary

Tenure	To Let
Available Size	1,500 sq ft / 139.35 sq m
Rent	£18,000 per annum
Rates Payable	£10,683.75 per annum
Rateable Value	£19,250
EPC Rating	Upon enquiry

Key Points

- 7 Allocated Car Park Spaces
- Meeting Room
- Sought After Location
- Close to Bank Quay Station
- Modern Fit-Out
- Private Office
- Overflow Roadside Parking
- Close to Village Hotel

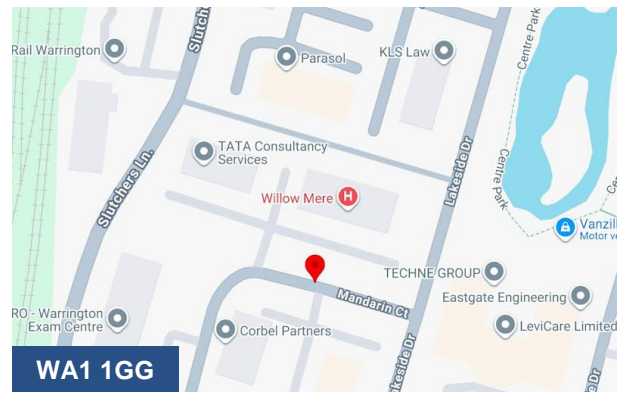
Location

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, 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.



Description

We are delighted to list this high quality mid terrace first floor office suite.

The property is constructed to a high specification, with suspended ceilings with incorporated lighting, air conditioning, double glazed windows and gas central heating.

Internally the suite has an arrangement of one large open plan space which can house upwards of 10 desks comfortably, one private office, a meeting room separated by glass partitions, toilets and kitchen facilities.

The site is barriered for security and has 7 parking spaces included with an abundance of overflow parking directly opposite the building on the road.

Rear elevations offer roadside prominence to Slutchers Lane benefiting from advertising opportunities and visibility to passing traffic.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
1st	1,500	Available
Total	1,500	

Lease Terms

Available by way of a new Tenant's Full Repairing and Insuring Basis for a minimum 3 year term.

Rental

£18,000 per annum plus VAT.

Rates

Ratable Value: £19,250.

Rates Payable: £10,587.50.

Services

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

Service Charge

£1,800 per annum, covers external maintenance (car parking, gardeners, winter works (footpath salting/ gritting) and entrance barrier.

Viewing & Further Information



Alex Perry

01925 414909

aperry@morganwilliams.com

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