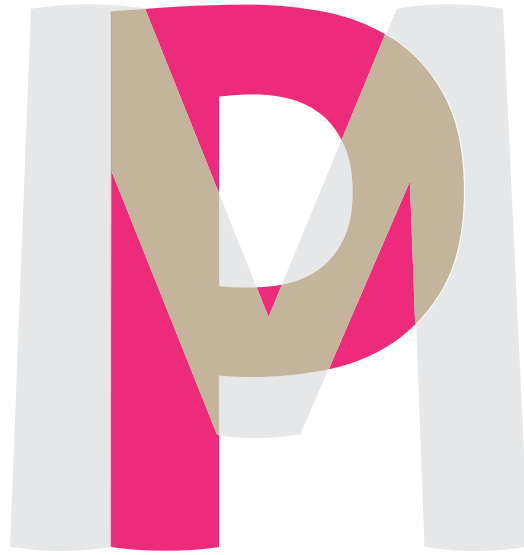


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UNIT 9

Approximately

10,347sqft (961.2sqm)

of modern detached office space
with

40 car parking spaces

UNIT 10

Approximately

5,917sqft (549.70sqm)

of modern detached office space
with

20 car parking spaces



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// Description //

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DESCRIPTION

Modern, detached office premises providing the following features:-

- Comfort cooling
- Full access raised floors
- Open plan accommodation
- Ladies, gents and disabled WC facilities
- Passenger lift – DDA compliant
- Kitchen
- Gas central heating
- Extensive on site car parking spaces
- Landscaped site



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// // Location // //

LOCATION

Prominently situated within the popular and well established Warrington Centre Park, conveniently located for Warrington Town Centre, Warrington Bank Quay Railway Station and all the town centre's banking, retail and leisure amenities. Warrington Centre Park is easily accessible from the region's motorway network including J20/21 M6, J10/11 M56 and J9 M62.

AMENITIES

Leisure amenities at Warrington Centre Park include a DeVere Village Hotel & Leisure Club with Starbucks, Travel Inn and The Waterside Beefeater Public House, Restaurant. A regular shuttle bus service connects Warrington Centre Park with Warrington Town Centre.



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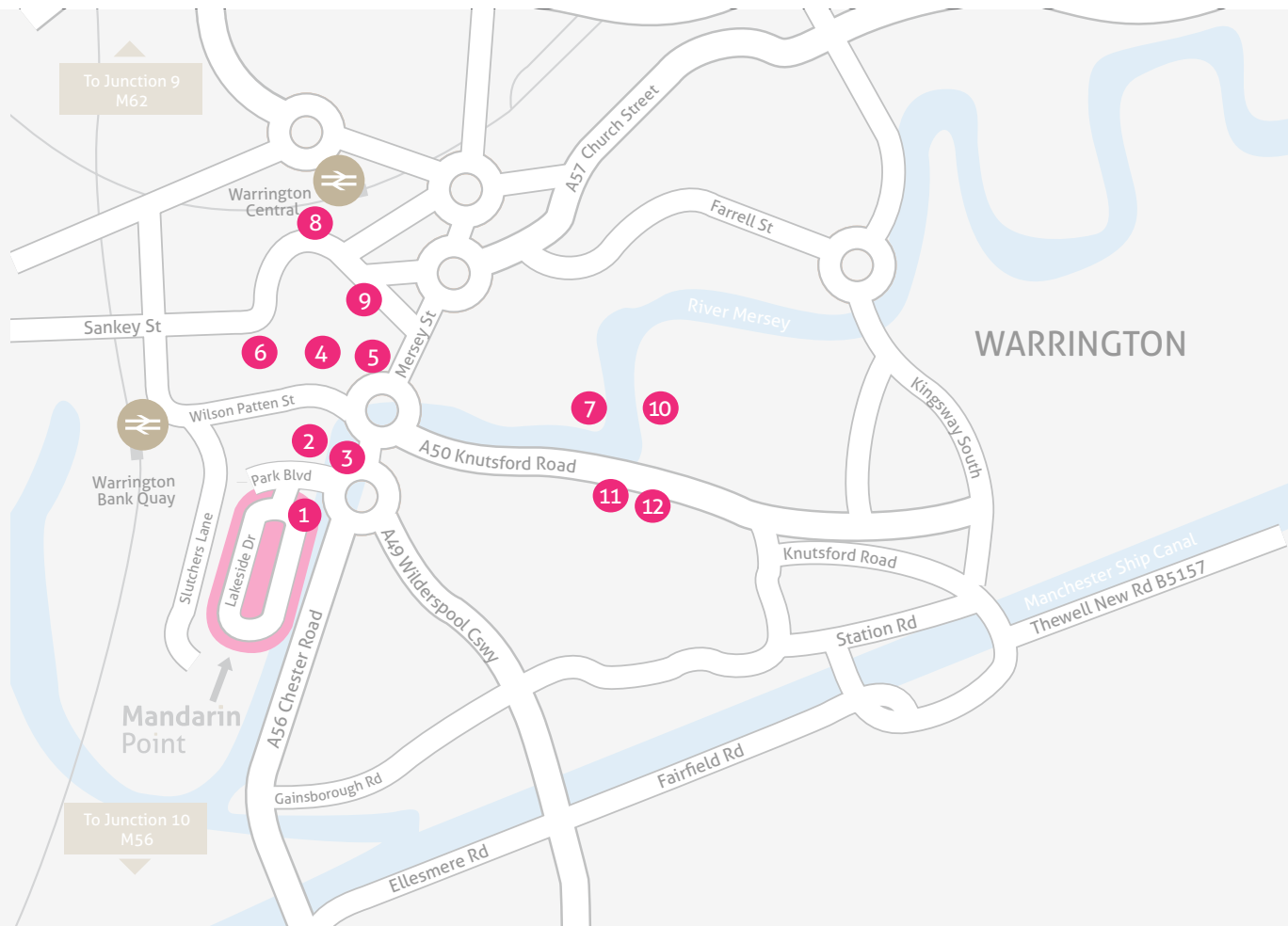
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// // Location // //

AMENITIES

1. De Vere Village
2. Premier Inn Warrington Centre
3. Waterside Bar and Restaurant
4. Warrington Museum & Art Gallery
5. Andalucia
6. Grill on the Square
7. Pizza Hut
8. Golden Square Shopping Centre
9. The Looking Glass
10. Spirit Restaurant & Lounge
11. Cousins
12. Payne Bros.



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// // // Availability //

UNIT 9

AVAILABILITY

	APPROX. NET INTERNAL
FIRST FLOOR	5,176.3 sq ft (480.88 sqm)
GROUND FLOOR	5,170.6 sq ft (480.35 sqm)
TOTAL	10,346 sq ft (961.3 sqm)

40 Car Parking Spaces



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// // // Availability //

UNIT 10

AVAILABILITY

	APPROX. NET INTERNAL
FIRST FLOOR	2,979 sq ft (276.74 sqm)
GROUND FLOOR	2,938 sq ft (272.96 sqm)
TOTAL	5,917 sq ft (549.70 sqm)

20 Car Parking Spaces



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// // // // Gallery //



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VIEWING

By appointment with the joint agents

Richard Wharton

M: +44 (0)7970 938698

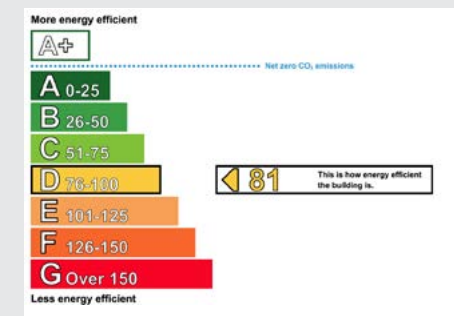
Simon Roddam

Mob: +44 (0)7976 747892

RENT & LEASE TERMS

On application

EPC



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