

720
MANDARIN
COURT



Centre Park, Warrington ,WA1 1GG

TO LET

First Floor Office

Exclusive Office Suite

MORGAN
WILLIAMS.

01925 414 909



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.

The unit is walking distance from Warrington Town Centre and Bank Quay Railway station although there is also a shuttle bus service that runs from the Town centre. Leisure amenities at Warrington Centre Park include a De Vere Village Hotel & Leisure Club with Starbucks, Travel Inn and The Waterside Pub & Grill and The Waterside Hotel.

Other occupiers include Countryside Properties, Devere, Phonak, Baker Tily, and G4S.



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Description

720 Mandarin Court is a modern self contained two storey office building fully refurbished for occupation. The property is situated on Centre Park, an established master planned office and commercial development.

There are new carpets fitted throughout with full access raised floors, comfort cooling and heating. Suspended ceilings with LG7 lighting. There are Male, female and disabled WCs.

Accommodation

We calculate the following areas in accordance with the RICS Property Measurement 2nd Edition, adopting IPMS 3:

Areas	ft ²	m ²
Suite 4	800	74.3

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Lease

A new Lease is available for a flexible term

Rent

£12,800 per annum plus VAT

Rates

To be separately assessed, expected to come under the small business rating threshold.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

All mains services are available including air-conditioning.

EPC



Viewing

For further information or to arrange a viewing please contact Morgan Williams on 01925 414 909

Joshua Morgan:

JSMorgan@morganwilliams.com

Callum Morgan:

CMorgan@morganwilliams.com

Malcolm Morgan:

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