

# To Let

## UNIT 10 WEBSTER COURT

WESTBROOK, WARRINGTON,  
WA5 8WD

Modern Office Building on an  
established business park

2,288 ft<sup>2</sup> (212.6m<sup>2</sup>)

MORGAN  
WILLIAMS.  
01925 414 909



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## Location

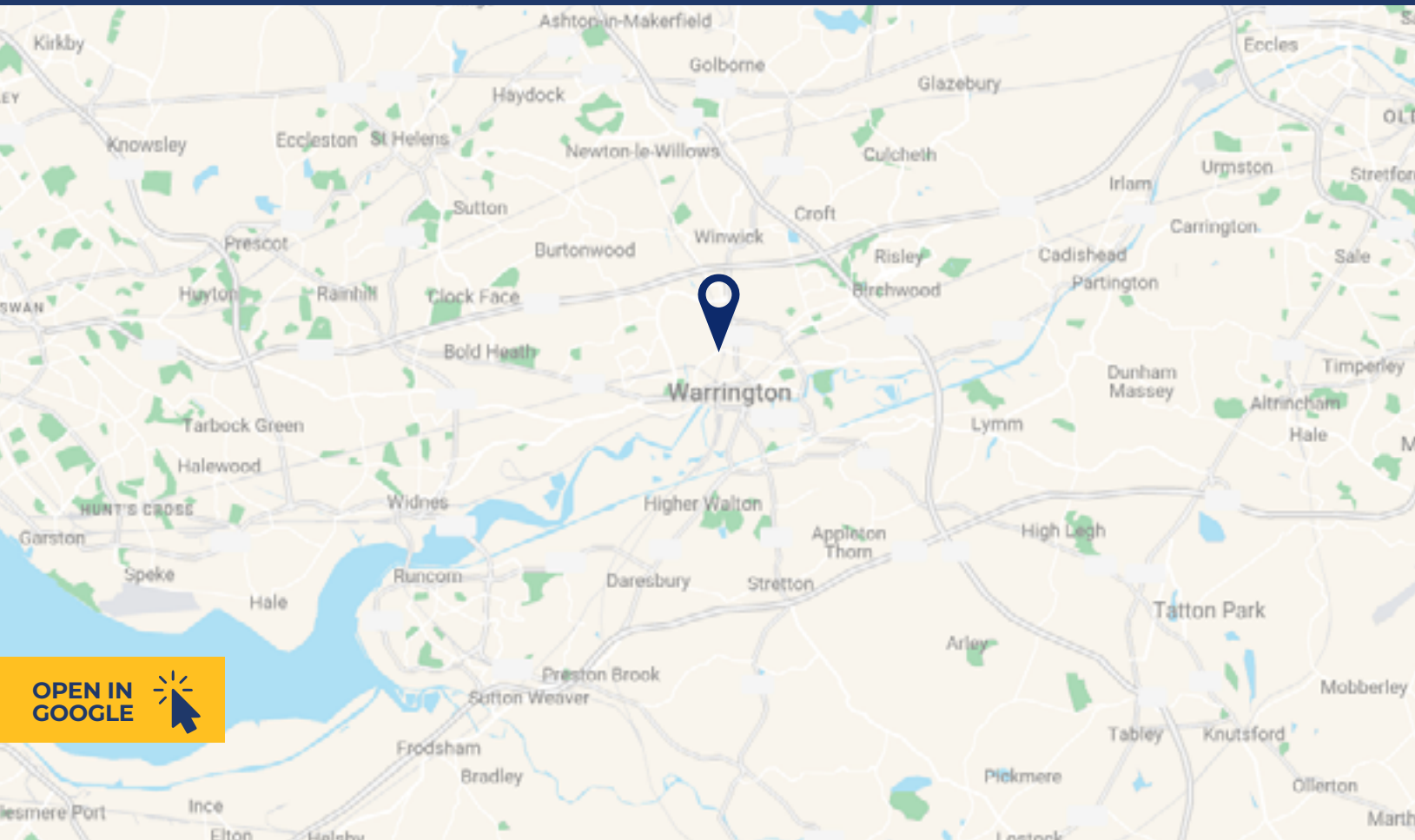
Webster Court is located within the heart of Gemini Business Park which lies some 3 miles to the North of Warrington Town Centre and mid-way between the cities of Liverpool and Manchester.

Accessed off Westbrook Crescent the scheme is approximately 1/2 mile from Junction 8 and 2 miles from Junction 9 of the M62 motorway which in turn connects

to the M6 (Junction 10, M62) and wider North West Motorway Network.

Gemini Business Park boasts an impressive collection of office, retail and leisure occupiers which combine to provide an excellent working environment.

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## Description

A modern two storey office building with dedicated parking.

The property is fitted to a high specification to include:

- Suspended ceilings with integral lighting
- Combination of open plan and private offices
- Raised floor access
- Air conditioning
- Male / Female / Disabled WCs
- Comms room



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## Accommodation

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

Ground	94.9m <sup>2</sup>	1,021 ft <sup>2</sup>
First	117.7m <sup>2</sup>	1,267 ft <sup>2</sup>
Total	212.6m <sup>2</sup>	2,288 ft <sup>2</sup>

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## Rates

Rateable Value: £26,500

Business Rates Payable

2023/24: £13,223.50

## Lease Terms

The premises are available by way of a new full repairing and insuring lease.

## Rental

£33,170 per annum.

There is a service charge payable to cover the site maintenance.

## Legal Costs

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

## EPC



## Viewing

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

## Malcolm Morgan:

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# UNIT 10 WEBSTER COURT

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