

to let.

Office Suites

18.6 m² (200 ft²) and 139.3 m² (1,500 ft²)



- Close to Town Centre
- Ample on Site Parking
- 24 Hour Access

**MORGAN
WILLIAMS.**

01925 414909

www.morganwilliams.com

720 Mandarin Court, Warrington, WA1 1GG

Tannery Court
Tanners Lane
Warrington
WA2 7NP

Location

Tannery Court is situated just 200 yards from Warrington Town Centre, with close links to the central train and bus stations.

Description

Tannery Court is a prestige office development combining the needs of a modern day business with a classic building.

The building contains many distinctive individual features, including the Grand Staircase entrance which shows how the character has been painstakingly retained.

Tannery Court offers a central location in Warrington at the heart of the thriving business community.

A range of office sizes are available from 400 sq ft to over 17,000 sq ft on a short or long term leasing arrangement. All areas have quality furnishings and fabrics as appropriate and car parking is provided in an attractive courtyard setting.

Accommodation

Net Internal Area

Office Suite Ground Floor	18.5 m ²	200 ft ²
Office Suite 1st Floor	41.8 m ²	450 ft ²
Office Suite 2nd Floor	18.5 m ²	200 ft ²
Office Suite 2nd Floor	139.4 m ²	1,500 ft ²

The landlord would consider splitting the suite.

Services

Mains electricity, water and drainage are available.

Rates

Rateable Value: To be Separately assessed.

Qualifying businesses may be eligible for a Small Business Rates Relief.

Rental & Service Charge

Rental is based on £12 per sqft, there will also be a service charge payable to be confirmed.

Lease Terms

A new lease for a flexible term.

Legal Costs

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

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Joshua Morgan JSMorgan@morganwilliams.com
Callum Morgan CMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band

TBC

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.