



Suites 1 & 2, Mayne Coaches, Marsh House Lane, Padgate, Warrington, WA1 3QU

First Floor Office Space

Summary

Tenure	To Let
Available Size	1,868 sq ft / 173.54 sq m
Rent	£22,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Modern Office Space with Lift
- Ample Secure Car Parking
- Lift Access to 1st Floor

Summary

Available Size	1,868 sq ft
Rent	£22,500 per annum
Business Rates	Upon Enquiry
VAT	Applicable. VAT applicable on this transaction.
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs incurred in this transaction.
EPC Rating	Upon enquiry

Description

First floor office accommodation within a two storey building incorporating a passenger lift. Comprising an open plan office suite, a fitted kitchen, and separate male and female toilets with disabled facilities.

Attractively fitted out with a suspended ceiling incorporating Category II lighting, skirting and carpet tiles throughout.

There is a secure car park fronting the building.

Location

Prominently located on Marsh House Lane half a mile north of Warrington Town Centre.

Good access to the main A49 and A57 and to Junctions 21 of the M6 and 9 of the M62.

Services

All mains services are available.

Gas-fired central heating system.

Local Authority

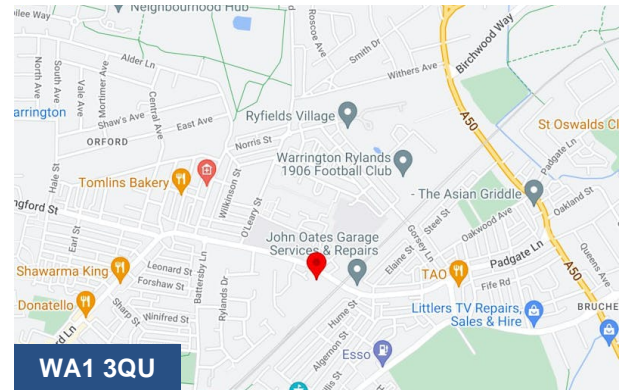
Warrington

Lease Terms

Available on a new lease for a negotiable term, outside of the provisions of the Landlord & Tenant Act 1954.

Rental

The suites are available in the sum of £22,500 per annum.



Viewing & Further Information



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