

to let

Serviced Offices

m² (310 ft²) to m² (3,320 ft²)



Serviced Offices

The Outset

Sankey Street

Warrington

WA1 1NN

- High Quality Serviced Offices & Co Working Space in a Variety of Sizes from 1–16 People.
- Flexible Contracts Available.
- Town Centre Location.

MORGANWILLIAMS.com

01925 414909

Location

We are located in the centre of Warrington on Sankey St opposite Bank Park, facing Warrington's iconic Town Hall and famous Golden Gates. The building is ideally placed with Bank Quay Railway Station a short walk away - with direct links to London & Glasgow.

Sankey Street joins directly to the A57, the main arterial route linking Warrington with Liverpool and Manchester. Motorway access is provided via the M62/ Jct 9 & the M6/ Jct 21. The building sits on the edge of the town's Cultural Quarter & as such is well served by restaurants, bars & a variety of retailers.

Description

At 'The Outset' - our park side building offers beautifully designed serviced & leased offices, co-working & conference rooms.

The Outset is a multi-occupied office building which has recently undergone a complete transformation of the ground floor reception area, all communal areas, toilets & tea points. There is the addition of a new on site cafe serving excellent coffee & food (with discounts provided for tenants). The ground floor also incorporates a co working facility - complete with pods and meeting booths. Outdoors, you can stroll in Warrington's beautiful Bank Park which sits immediately opposite.

The building can cater for requirements from 3 people to 40 plus staff, with flexible leases or short terms licence to cater for every requirement. Occupation can be granted immediately by way of an in-house licence, offering all inclusive monthly rents. Serviced offices are fully furnished with desks, chairs, and filing cabinets, & are customisable to fit your company's unique needs. Super fast internet, line rental, mail & package handling and all bills are included within a single licence fee.

At The Outset you have an opportunity to build your professional network & become a welcomed part of our growing community with our regular networking events & communal feel. We also hold regular networking events, as fostering new professional connections and community is important to us.

Lease Terms

Available by way of flexible licenses or longer term leases are available if desired.

Rental

Rent is on a "per desk" basis for the serviced office accommodation, with an example based on a 3 desk office below. The building can accommodate requirements from 2 people to 40 plus staff.

Please enquire for current availability and costings for all suite sizes.

3 desk office

6 month contract: £175 per desk per month (£4,200 for the full 6 month term).

12 month contract: £170 per desk per month (£8,160 for the full 12 month term).

2 year contract: £165 per desk per month (£15,840 for the full 24 month 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

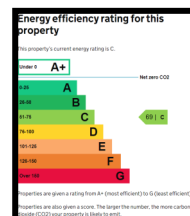
JSMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C—69



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.



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