

# to let

Serviced Office Suites

Various Sizes Available



Cinnamon House

Cinnamon Park

Crab Lane

Fearnhead

Warrington

WA2 0XP

- Premium Serviced Office Spaces
- Flexible Spaces: Ability to Tailor to a Tenants Needs
- All-Inclusive Rentals

MORGANWILLIAMS.com

**01925 414909**

## Location

Cinnamon House occupies a prominent position at the front of the Cinnamon Park Estate, located just outside of Warrington. Cinnamon Park is a development of 6 modern office buildings with dedicated parking.

The estate is accessed from Crab Lane opposite the University of Chester, Warrington Campus and just off the A574 Birchwood Way.

The property benefits from excellent transport links. Junction 21 of the M6 is accessible 2.5 miles to the south and Junction 11 of the M62 is 3 miles to the north east.

## Description

An established, premium, multi-let facility ran by Regus GB who operate 3000 centers across 120 countries, providing office spaces of various sizes, meeting rooms and virtual offices.

This premises offers your business a prestigious and professional base within fully serviced, furnished offices available on flexible terms.

The property has on-site parking available to rent.

## Accommodation

Various suite sizes are available, and the spaces are flexible and can in some instances be adjusted to suit a Tenants requirements. The spaces available include:

- **2 person office**
- **3 person office**
- **4 person office**
- **6 person office**
- **8 person office**

Please enquire with the surveyors listed to confirm the current availability.

## Services

Mains electricity, water, gas and drainage are connected.

Service usage is covered by way of an “all-inclusive” rental.

## Rates

The Business Rates are included within the all inclusive rent.

## Lease Terms

Flexible lease terms are available with contracts offered by the day, the week or year.

## Rental

Price is available upon application. Please contact one of the surveyors listed below.

The rental is on an all-inclusive of high speed internet, office furniture and utilities.

## 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](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**  
**EPC Available on Request.**

### 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.