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To Let - Ground Floor Office Accommodation



Sedgefield House, Trident Business Park, Risley, Warrington, Cheshire, WA3 6BX

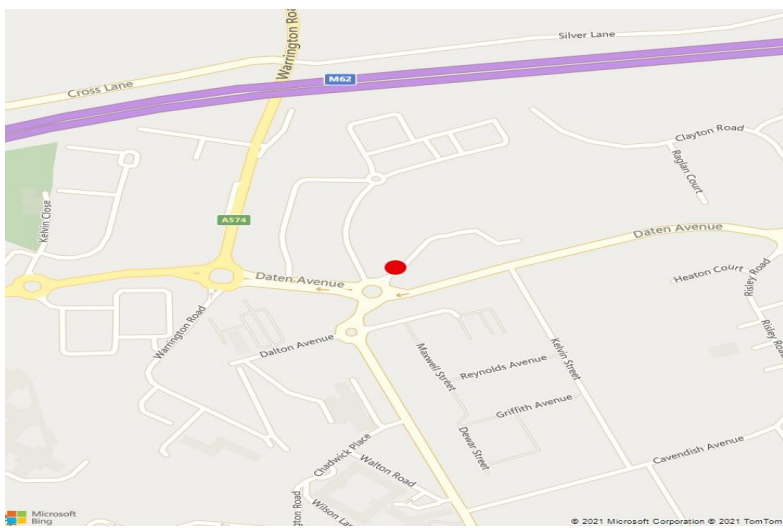
## FEATURES

- Full access raised floors.
- Suspended ceilings.
- VRV Comfort Cooling.
- Passenger lift.
- Full site CCTV coverage.

## CONTACT

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## LOCATION

Sedgefield House is located within Trident Business Park, one of the North West's most successful and vibrant business communities.

Birchwood is located at the heart of the North West motorway network meaning that the property is situated just 1.5 miles away from Junction 11 of the M62 and 3 miles from Junction 21 of the M6. As a result, both Manchester and Liverpool, as well as their respective airports, are accessible within just a 20 minute drive.

In addition, Birchwood also boasts a number of public transport links including several local bus services linking to Warrington town centre and a rail station which provides commuter access to Manchester, Liverpool and beyond.

## DESCRIPTION

The ground floor of Sedgefield House is currently available, offering high quality office accommodation in the heart of Birchwood.

The ground floor measures 2,729 sqft on a NIA area basis and is allocated 14 car parking spaces (1:195 sqft).

The space is to see a complete refurbishment, but currently benefits from a modern specification including air-conditioning, kitchen/breakout area and unisex/disabled WCs.

## MEASUREMENTS

Sedgefield House is a modern, detached building offering high quality office accommodation over two floors.

We are currently marketing ground floor space. The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

Ground Floor 2,729 sqft.

## RENT

The property is available to rent at £14.50 Per Sq Ft.

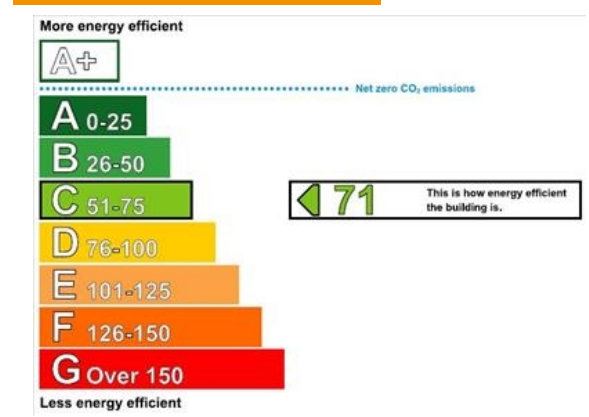
## SERVICE CHARGE

There is a service charge payable of £1 per sqft to cover services, facilities and building maintenance.

## TERMS

The premises are immediately available by way of an internal repairing lease.

## EPC



IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.