



centriX

Crow Lane East, Newton-Le-Willows,  
Merseyside WA12 9UY

**A modern business  
centre with doorstep  
amenities**

**Offices To Let**  
from **300 to 2,500 sq ft**  
(27.9 to 232.2 sq m)



Newton Le Willows  
Train Station

J9 M6

High Street

Crow Lane East

J23 M6  
1.1 mins

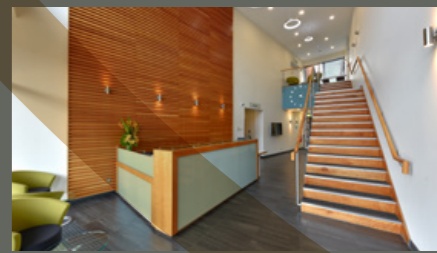
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## A modern business centre with doorstep amenities

Centrix House offers a range of modern office accommodation, from small serviced office suites to larger conventional office space. The offices benefit from free high-speed fibre broadband along with secure on-site allocated parking and 24-hour barrier access. The building also benefits from on-site CCTV.



-  CCTV and 24 hr access
-  On site car parking available
-  WiFi access points
-  Comfort cooling
-  Shared kitchen facilities
-  Located in Newton-le-Willows near Warrington
-  EV charge points
-  Potential for additional parking on request



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- M6 J23 & A580 East Lancashire Rd**  
3 minutes (1.1 miles)
- M6 J22**  
7 Minutes (3.7 miles)
- M62 J9**  
7 minutes (2.9 miles)
- Newton-Le-Willows Railway station**  
2 minutes (0.7 miles)
- Earlstown Railway Station**  
3 minutes (0.9 miles)
- Warrington Town Centre**  
19 minutes (6 Miles)
- Manchester City Centre**  
33 minutes (19.8 miles)
- Liverpool City Centre**  
22 minutes (12.4 miles)

**Centrix House is located in Newton-Le-Willows, with excellent accessibility to the major road networks, including the A49, A580, M6 and M62 which provide links to both Liverpool and Manchester.**

**Centrix House** sits on Crow Lane East, at the north end of Newton-le-willows High Street, a thriving market town providing local shops, bars and restaurants.



## Newton-Le-Willows is such a vibrant location that your team will love coming to work!

Local amenities include several pubs/ restaurants, including the recently refurbished Pied Bull Pub and Alliete Italian restaurant.

The area also offers convenience stores, a post office, hairdressers/ barbers, a physio lounge & beauty studio, Chemists and a car garage.

The town also has a selection of Parks within walking distance to provide a calm, yet active setting to locate your business.







#### VAT

Rents are subject to VAT at the prevailing rate.

#### EPC

A full EPC has been prepared and is available upon request.

#### TERMS

To Let on terms to be agreed.

#### FURTHER INFORMATION

Viewing is strictly by appointment with the sole letting agents.

#### Simon Roddam

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#### Greg O'Hara

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[www.nsm.co.uk/property/centrix-house](http://www.nsm.co.uk/property/centrix-house)

