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Unit 12, Webster Court, Carina Park, Westbrook, Warrington, Cheshire, WA5 8WD

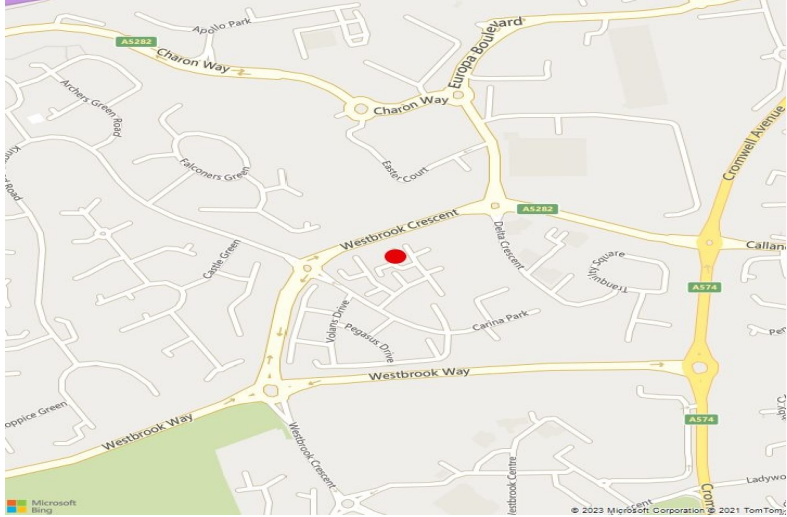
FEATURES

- Mixture of open plan and private offices
- Air-conditioning throughout
- Full-access raised floors
- Kitchen / break-out
- Male, female, disabled WCs and shower room

CONTACT

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LOCATION

Webster Court is located within the heart of Gemini Business Park which lies some 3 miles to the North of Warrington Town Centre and mid way between the cities of Liverpool and Manchester.

Accessed off Westbrook Crescent the scheme is approximately 1/2 mile from Junction 8 and some 2 miles from 9 of the M62 motorway which in turn connects to the M6 (junction 10, M62) and wider North West Motorway network. Gemini Business Park boasts an impressive collection of office, retail and leisure occupiers which combine to provide an excellent working environment.

DESCRIPTION

Unit 12 Webster Court is a modern office building located on Gemini Business Park, off Junction 8 of the M62 in Warrington.

The Ground floor is available and is fitted to a high specification, designed to meet the needs of the modern occupier. Unit 12 has the following specification:

- Suspended ceilings with LED lighting
- Full-access raised floors
- Mixture of open plan and private offices
- Kitchen / break-out
- Server room and cleaners cupboard
- Air-conditioning throughout
- Male/Female/Disabled WCs
- Shower room.

MEASUREMENTS

Ground floor modern office space, fitted to a high specification.

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 - 2,915 sqft

RENT

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

BUSINESS RATES

The property currently has a rateable value of £25,289.

Business rates payable for 2023 are expected to be around £4.32 per sqft

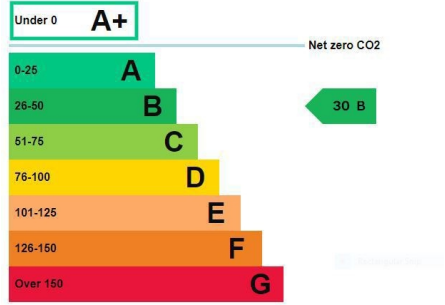
TERMS

The premises are immediately available by way of a new full repairing and insuring lease.

EPC

Energy rating and score

This property's energy rating is B.



AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.