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TO LET - ALL-INCLUSIVE OFFICE ACCOMMODATION - 2,626 sqft



VIP House, 4 Hardwick Grange, Woolston, Warrington,
Cheshire, WA1 4RF

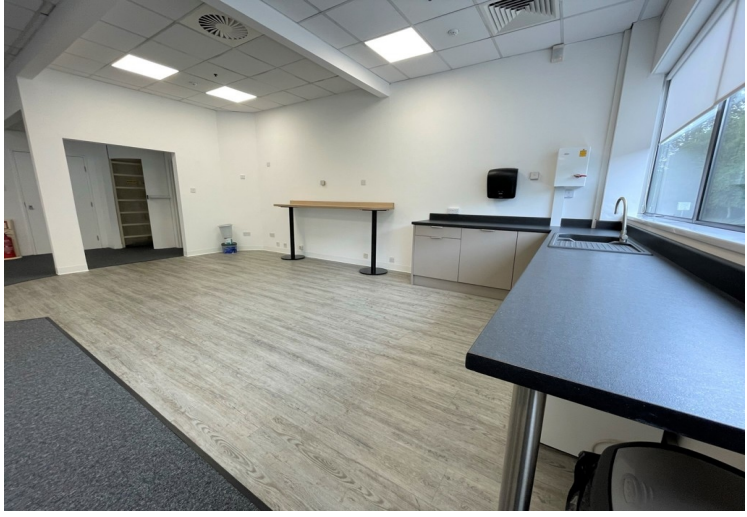
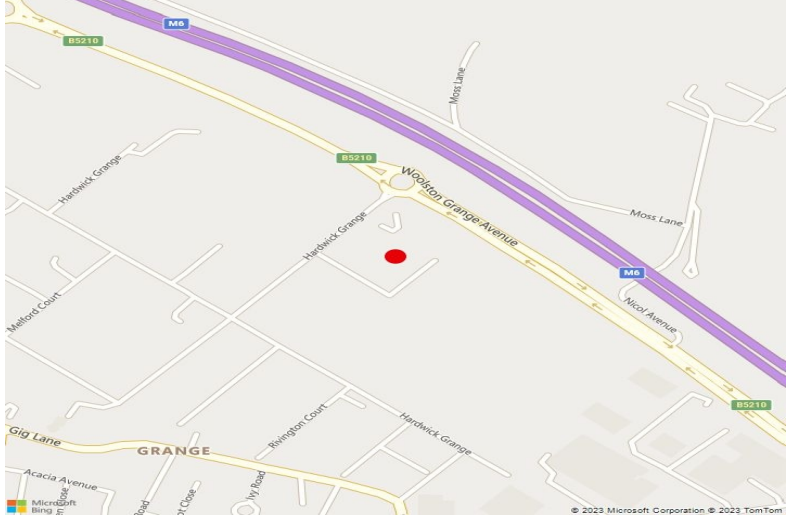
FEATURES

- All-inclusive rate, including rent, service charge and utilities (excl. internet).
- Majority open plan with two meeting rooms.
- Kitchen / breakout area.
- Generous parking allocation (10 spaces with scope for more).
- LED lighting and Air-conditioning.

CONTACT

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LOCATION

Located on Hardwick Grange, Woolston, the property is a few minutes drive away from both the M6 and M62 motorways.

The Birchwood Shopping Centre is a short drive away from the property and contains a range of amenities for visitors and staff alike. The centre boasts a number of high street brands including Asda, Aldi, Subway, Greggs and many more.

DESCRIPTION

We have a ground floor office available in the popular business area of Woolston Grange. The office accommodation is largely open plan with two smaller internal meeting rooms.

The property benefits from the following features:

- Ground floor open plan offices with 2 meeting rooms
- Kitchen/break out area
- LED Lighting
- Air conditioning
- Shared access to large breakout facility, if required.

The property has a generous on-parking parking allocation of 10 spaces, however there may be scope for more.

MEASUREMENTS

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 Office - 2,626 sqft

RENT

The property is available to rent at £18 Per Sq Ft.

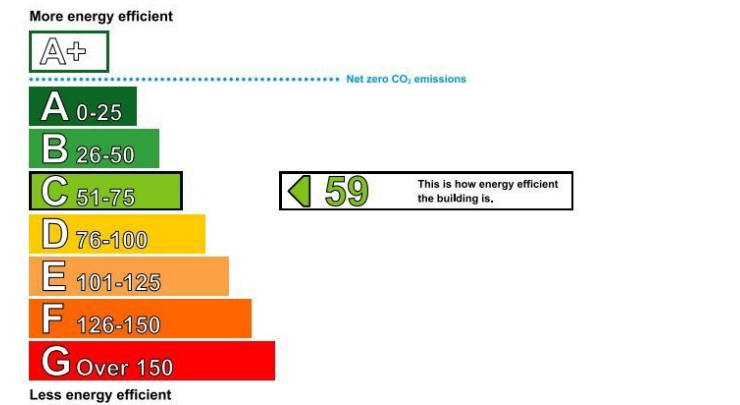
TERMS

The building is available to let at an all-inclusive quoting rent of £18.00 per sqft.

This includes rent, service charge and utilities (excludes telecommunications).

The premises are immediately available by way of an internal repairing lease on flexible terms to be agreed.

EPC



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.