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To Let - Newly Refurbished Ground Floor Office Accommodation



340 Firecrest Court, Centre Park, Warrington, Cheshire, WA1 1RG

## FEATURES

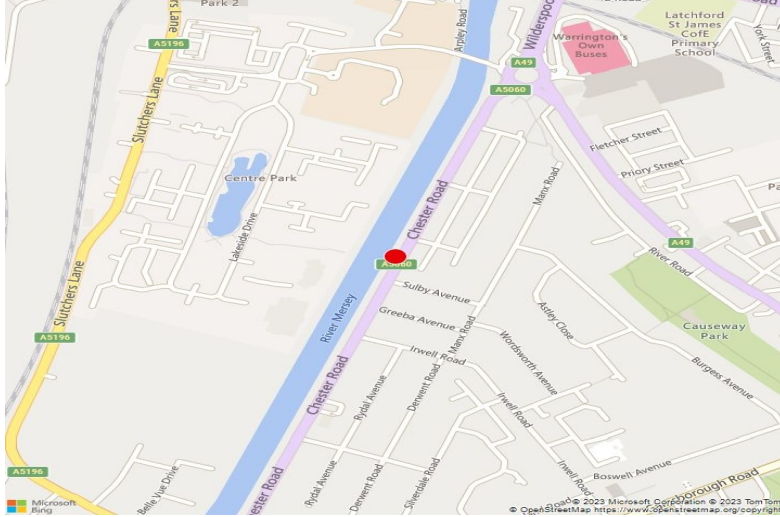
- Full accessed raised floors.
- Suspended ceilings incorporating LED light panels.
- Air-conditioning
- Male, female and disabled WCs.
- 35 Parking Spaces (1:175 sq ft).

## CONTACT

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## LOCATION

Warrington is strategically positioned 19 miles west of Manchester, 18 miles east of Liverpool, at the heart of the regional motorway network with easy access to the M62, M6, M56, M57 and M58 motorways.

Warrington Centre Park is a mature business park with excellent corporate and leisure facilities on the southern fringe of Warrington town centre, which provides access to amenities including Warrington Bank Quay Railway Station and Golden Square Bus Station.

Warrington provides strong rail links with frequent services to London (2 hours), Manchester (19 mins) and Liverpool (22 mins). Manchester Airport and Liverpool John Lennon Airport provide an extensive range of domestic, European and worldwide flights.

## DESCRIPTION

We are pleased to present this newly refurbished, high-specification office accommodation located close to Warrington Town Centre on the popular Warrington Centre Park.

- The office benefits the following specification:
- Suspended ceilings incorporating LED lighting
  - Full access raised floors
  - Air-conditioning
  - Full kitchen
  - WCs (male, female and disabled).

The ground floor benefits a car Parking Ratio of 1:175 sqft comprising 35 spaces. This allocation includes 1 EV car charger.

## 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 - 6,141 sqft

We have the ability to split the ground floor to accommodate options from 3,000 sqft.

## RENT

The property is available to rent at £17.50 Per Sq Ft.

## SERVICE CHARGE

There is a service charge payable of £3.05 per sqft to cover services, facilities and building maintenance.

## BUSINESS RATES

The property currently has a rateable value of £158,000.

2023/24 Business Rates payable for the ground floor are expected to be around £40,448 (£6.58 per sqft).

## TERMS

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

## 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.