

On the instructions of

The co-operative estates



TO LET / FOR SALE

QUALITY OFFICE ACCOMMODATION

210 CYGNET COURT, CENTRE PARK

WARRINGTON, WA1 1QA

9,922 SQ FT (920 SQM)

Location

Warrington Centre Park is an established business park located on the southern fringe of Warrington town centre, which is just a short walking distance away. Therefore providing good access to the town centre's amenities including the Golden Square Shopping Centre, Warrington Bank Quay Railway Station and Warrington Bus Interchange.

Description

210 Cygnet Court is a self-contained modern office building offering open plan office space over two floors. The building benefits from the following:

- Category 2 lighting
- Full access raised floors
- Comfort cooling
- Gas fired central heating
- 24 hour access
- 70 dedicated parking spaces

Floor Area

The accommodation has the following net internal areas:

Ground Floor	4,959 sq ft	460 sqm
First Floor	4,963 sq ft	460 sqm
Total	9,922 sq ft	920 sqm

Terms

The building is available from December 2013 by way of a new fully repairing and insuring lease for a term of years to be agreed.

Alternatively, our client may consider selling the building.



Rent / Price

Any interested parties should contact the marketing agents for the quoting rent/price.

Business Rates

Rateable Value: £124,000

Business rates payable for 2013/2014 are estimated to be £58,400

Energy Performance Rating

More energy efficient



A 0-25

B 26-50

C 51-75

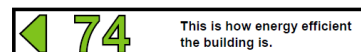
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



Viewings

To view this property, please contact:

Sam Birtwistle
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www.begroup.uk.com

*C123(s) June 2013
Subject to Contract*

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