



# PHOENIX HOUSE



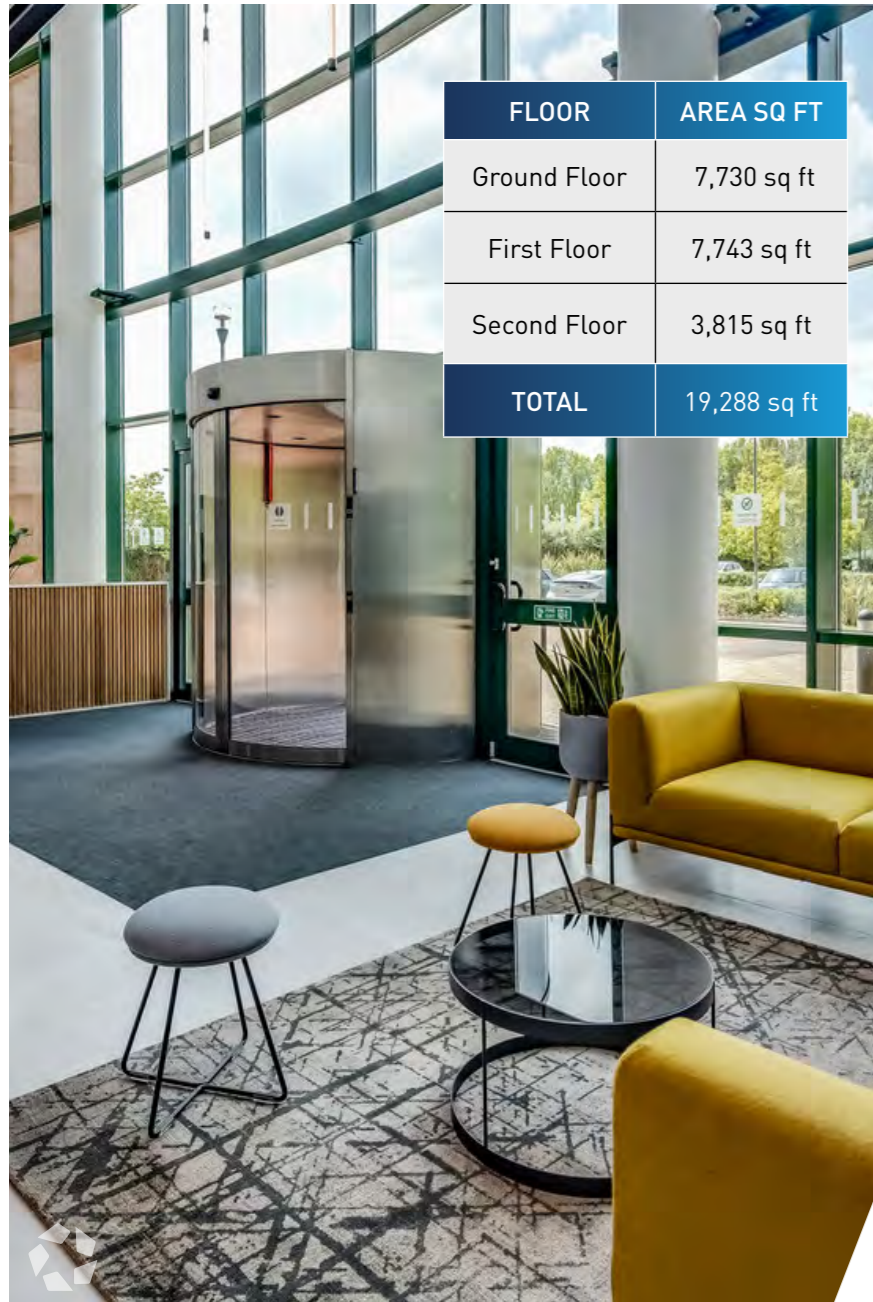
CENTRE PARK, WARRINGTON, WA1 1RX



TO LET GRADE A OFFICES 3,815 – 19,288 SQ FT  
OPTION TO SPLIT TO OFFER SMALLER OFFICES

 **Knight  
Frank**  
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[KnightFrank.co.uk](http://KnightFrank.co.uk)

**Roberts  
Vain Wilshaw** CHARTERED  
SURVEYORS  
**01925 205060**  
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FLOOR	AREA SQ FT
Ground Floor	7,730 sq ft
First Floor	7,743 sq ft
Second Floor	3,815 sq ft
<b>TOTAL</b>	<b>19,288 sq ft</b>

### DESCRIPTION

Phoenix House is a striking Grade A office building totalling approximately 23,308 sq ft arranged over ground and three upper floors together with on-site car parking spaces.

### SPECIFICATION

- Grade A standard office fit out
- Feature reception area
- Balconies and galleried landing
- Air conditioning
- Suspended ceilings
- New LED lighting throughout
- Full access raised floors
- Male, female and disabled toilet facilities
- 2 x 13 person passenger lifts
- 67 car parking spaces
- Secure cycle storage
- Set in landscaped grounds
- Far reaching views

### ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice 6th edition and are calculated on a net internal area basis as the table shows.

### TERMS

The offices are available on new effective full repairing and insuring leases with further details available on request.

### INSURANCE & SERVICE CHARGE

The Landlord will insure the premises, the premiums to be recovered from the tenant. A service charge will be levied for the maintenance of common areas and building services.



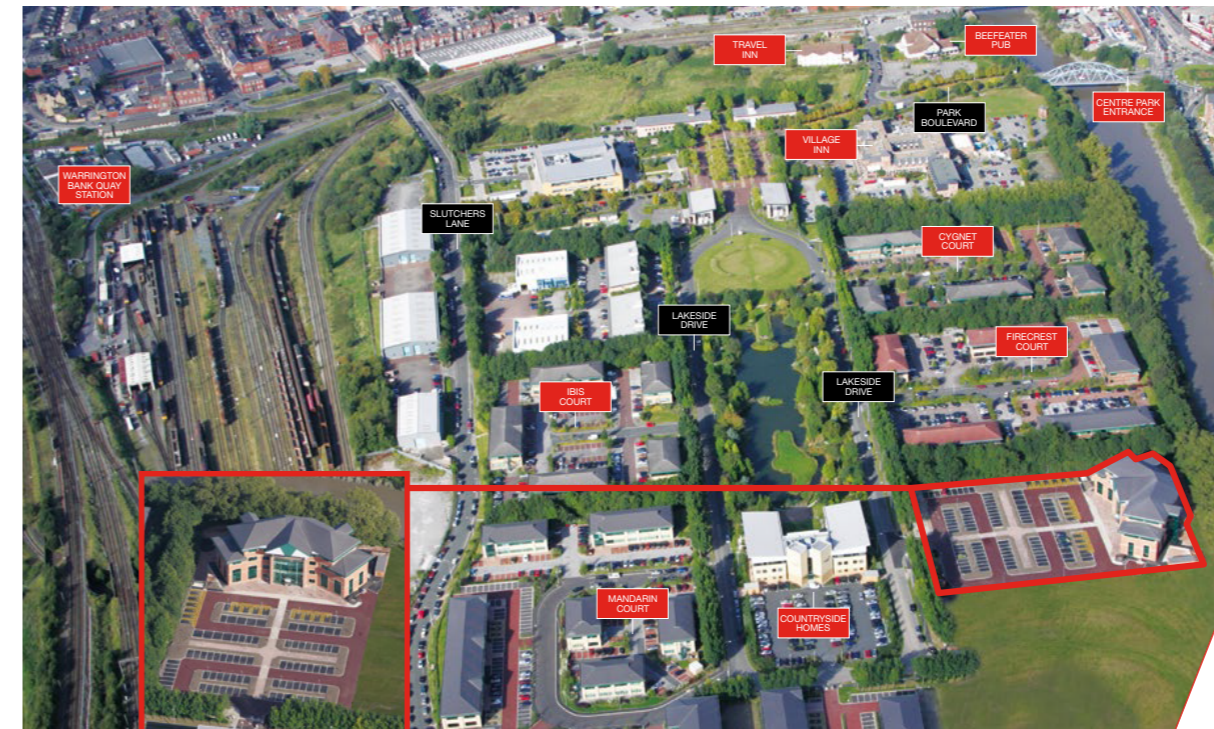
### LOCATION - WA1 1RX

Phoenix House is located within walking distance of Warrington town centre on the established Centre Park, thus giving it access to Warrington Bank Quay Railway Station and Golden Square Bus Station. Warrington is strategically positioned midway between Manchester and Liverpool offering excellent road communications to junctions 8, 9 and 10 of the M62, junctions 9, 10 and 11 of the M56 and junctions 20 and 21 of the M6.

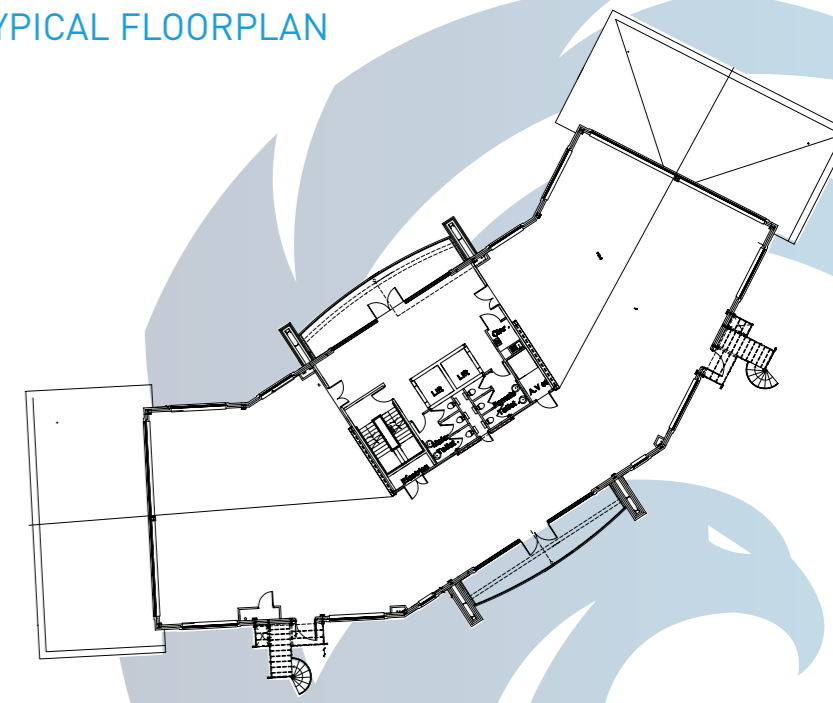
The nearby Manchester and Liverpool John Lennon Airports provide an extensive range of domestic, European and worldwide flights. Warrington Centre Park also benefits from a regular shuttle

bus service to and from Warrington Golden Square shopping centre, and bus and train stations which are shared by other occupiers including Countryside Homes, New Balance and G4S.

Nearby leisure facilities include the De Vere Village Hotel and Leisure Club, Travel Inn, Starbucks and Beefeater Restaurant / public house and golf driving range.



### TYPICAL FLOORPLAN



# A STRIKING OFFICE ENVIRONMENT

## ENERGY PERFORMANCE

A copy of the energy performance certificate is available upon request.

## COSTS

Each party to bear own costs incurred in this transaction.



## VIEWING

Via appointment through the joint letting agents:

### MATT SHUFFLEBOTTOM

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### MARK BAMBER

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