



Dallam Court



Contact us:

Tel/Fax: 01925 634442

Email: enquiries@ramproperties.com

Key Benefits

- Close to town centre - less than five minutes walk;
- Secure site with ample on-site parking;
- Excellent rail links - Warrington Central Station is a 5 minute walk and Warrington Bank Quay Station 2 minutes by car;
- Motorway and air links also close by;
- Comprehensive security, most including CCTV, electronic keypad and suited locks;
- Hands-on landlord;
- Great value for money;
- More than half the building has air conditioning and raised access flooring;
- Category 5 cabling and Category 2 lighting in suspended ceilings is installed throughout;
- Full DDA compliant lifts and toilets;
- Full double-glazing and carpeting throughout;
- 24-hour access.

Dallam Court is a modern office building on three floors, each with approximately 11,000 sq ft.

From the grand entrance on the ground floor, there is a central service core with two lifts and brew room, ladies, gents and disabled toilets on each floor.

Dallam Court is located near to Warrington town centre adjacent to the Tesco Extra Store. There are outstanding road and rail links just minutes away.

The building is contained in its own grounds and there is ample on-site car parking.

For more details including plans and photos, visit our website www.ramproperties.com



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This is a prestige, high specification building and RAM's flagship. The whole building has many of the same features, but some suites are kitted-out to an even higher standard.

Ground Floor Unit A and First Floor Unit A

Previously occupied by a government department and fitted out to the highest standard, these units have air conditioning, fresh air ducting, secondary glazing, raised access flooring, saturation data and power points in floor boxes, separate canteen and modular glazed partitioning.

Features

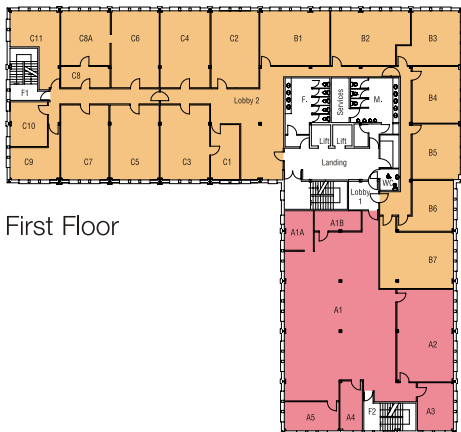
- Light, bright, modern and economical space;
- Open plan or cellular structure;
- Central heating (ground and first floors);
- Climate control heating/cooling (second floor);
- Raised access flooring in more than half of the building;
- Category 5 cabling;
- Door access via suited keys, keypads with intercom, camera and monitor;
- Category 2 lighting throughout within suspended ceilings;
- Double glazing;
- Window blinds throughout;
- Disabled toilets fully DDA compliant;
- Two fully DDA compliant lifts;
- Decorated and carpeted throughout;
- Secure site
- Some suites have extras, e.g. cabinets, shelving, storage, alarms and blinds.

Ground Floor Unit B and First Floor Unit B

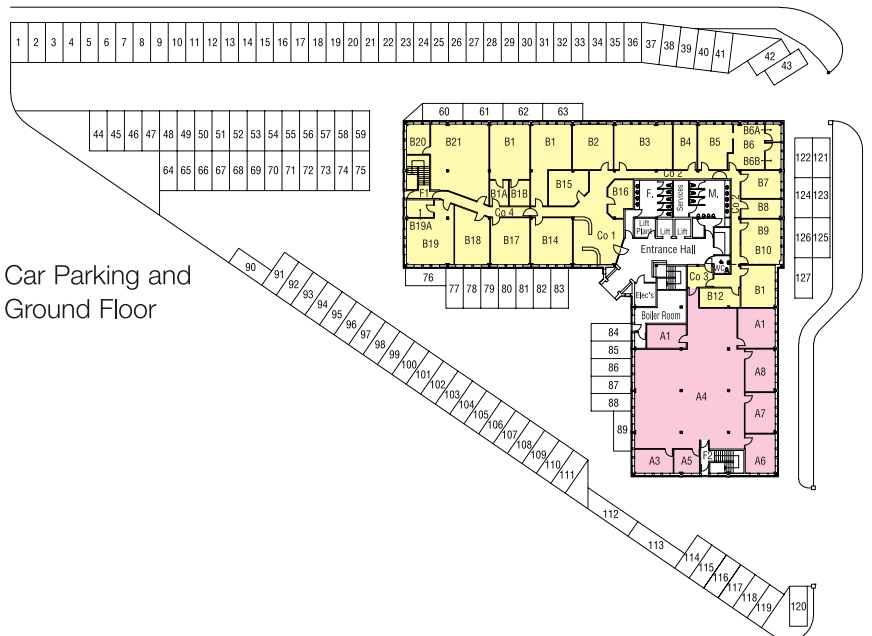
These two large units are occupied by Portal Business Centres who offer high quality serviced office facilities and, of course, those services and facilities are available to other tenants in the building, which might be particularly beneficial for secretarial overload and hiring of training/conference rooms on an ad hoc basis.

Second Floor

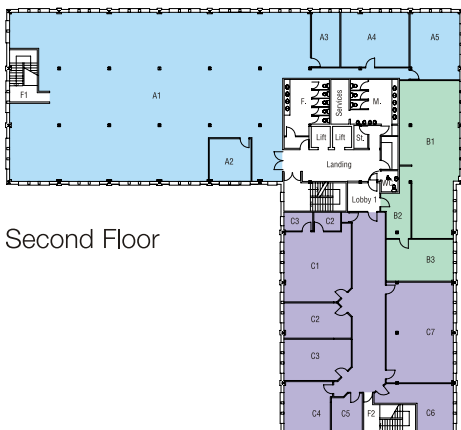
All units on this floor have climate control for heating and cooling, full raised access flooring with category 5 cabling and power fully installed.



First Floor



Car Parking and Ground Floor



Second Floor

Site Specifications

Ground Floor:

A - 3,281 sq ft

B - 7,043 sq ft

First Floor:

A - 3,200 sq ft

B - 7,571 sq ft

Second Floor:

A - 6,000 sq ft

B - 1,421 sq ft

B - 3,351 sq ft

RAM Properties oversees the regular maintenance of Dallam Court, the building and its environment. This maintenance is included in the service charges.