



The Boultings



Contact us:

Tel/Fax: 01925 634442

Email: enquiries@ramproperties.com



Key Benefits

- Close to town centre - less than five minutes walk;
- Ample on-site parking;
- Excellent rail links - Warrington Central Station is a 2 minute walk and Warrington Bank Quay Station 2 minutes by car;
- Motorway and air links also close by;
- Comprehensive security, electronic keypad and suited locks, gates, etc.;
- Hands-on landlord;
- Great value for money;
- Category 5 cabling and Category 2 lighting in suspended ceilings installed throughout;
- 24-hour access.

The Boultings is a Grade 2 Listed building in a conservation area of Warrington - an area undergoing massive regeneration over the first decade of the millennium. It is situated just 200 yards from Central Station.

The building has 3 self-contained floors each with approximately 3,500 sq ft.

From the modern entrance on the ground floor off the rear car park, a central service core housing stairway and lift and superb toilet facilities on each floor. Each suite of offices could be open plan or partitioned to suit particular requirements and each has its own tea room.

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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Ground Floor

Comprises grand front entrance, high ceiling height, large tall arched windows giving much natural daylight and with the front Grade II elevation and doors and windows, providing a unique feel. This unit has full raised access flooring.

First Floor

Has two units of 1,596 and 1,766 sq ft. The area is bright with unusual windows all around the three main walls of the office providing plenty of natural daylight and ventilation. Unit A also has comfort cooling.

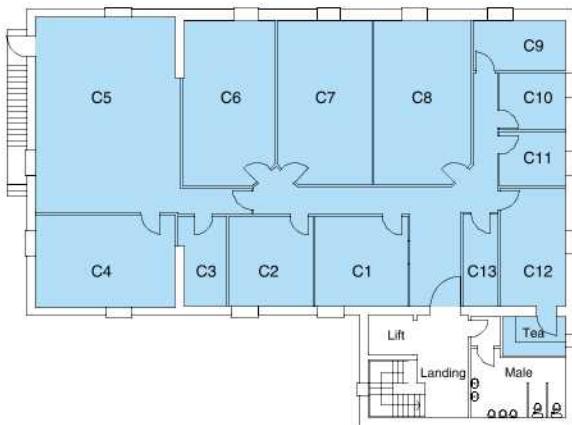
Second Floor

This area is particularly bright with stunning arched windows to three sides of the unit providing plenty of natural daylight and ventilation. The ceiling follows some of the contours of the roof and gives the feel of a cosy barn with a number of old timber beams and supports adding warmth and character. This floor has full climate control for heating and cooling.

Features

- Light, bright, modern and economical space;
- Kitchen and excellent toilet facilities;
- Disable toilet facilities;
- Open plan or cellular structure;
- Lift / secure high-tec access / 24 hour access;
- Central heating ground and first floor / climate control second floor;
- Wall-to-wall carpeting as appropriate;
- Full double glazing;
- Cable ducting for power, data & BT facilities;
- Suspended ceilings with recessed lighting;
- Category 5 cabling and cabinets installed and ready to go;
- Some suites have extras, e.g. cabinets, shelving, storage, alarms and blinds.

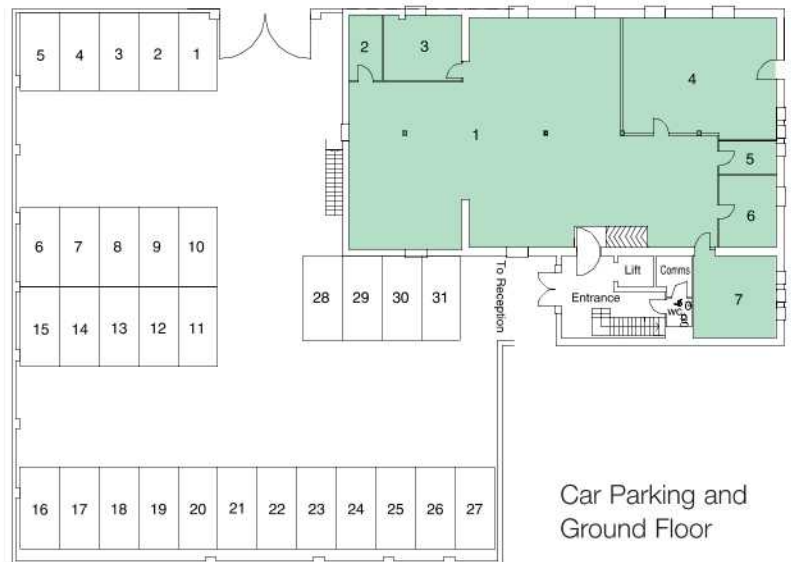
Second Floor



First Floor



John Street



Site Specifications

Ground Floor:	First Floor:	Second Floor:
3,542 sq ft	A - 1,956 sq ft B - 1,766 sq ft	3,360 sq ft

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