



Tannery Court



Contact us:

Tel/Fax: 01925 634442

Email: enquiries@ramproperties.com

Key Benefits

- Close to town centre - less than five minutes walk;
- Ample 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, most including CCTV, electronic keypad and suited locks;
- On site landlord;
- Great value for money;
- Suites often include features such as air conditioning and Category 5 cabling;
- Low cost storage available on site;
- 24-hour access.

Tannery Court is a prestige office development combining the needs of a modern day business with a classic building.

The building contains many distinctive individual features, including the Grand Staircase entrance which shows how the character has been painstakingly retained.

Tannery Court offers a central location in Warrington at the heart of the thriving business community.

A range of office sizes are available from 400 sq ft to over 17,000 sq ft on a short or long term leasing arrangement.

All areas have quality furnishings and fabrics as appropriate and car parking is provided in an attractive courtyard setting.

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



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Tannery Court is an attractive mix of refurbished buildings resulting in modern offices with all hi-tech facilities in traditional buildings of character. It offers a variety of different sizes units from 400 to 6,000 sq ft and the smaller units are all available on short-term leases/licences. There is a large basement which offers excellent low cost on site storage facilities.

Features

- Light, bright, modern and economical space;
- Kitchen and toilet facilities;
- DDA Compliant disabled toilet and lift (Main Building)
- Open plan or cellular structure
- Central heating;
- Cable ducting for power and data;
- Category 5 cabling;
- Door access via suited keys, keypads with intercom;
- Suspended ceilings with recessed lighting;
- Double glazing
- Decorated and carpeted throughout;
- Secure site

Site Specifications

Ground Floor:

12 units from 300 - 1,200 sq ft

First Floor:

2,176 sq ft

3,470 sq ft

Second Floor:

5,692 sq ft

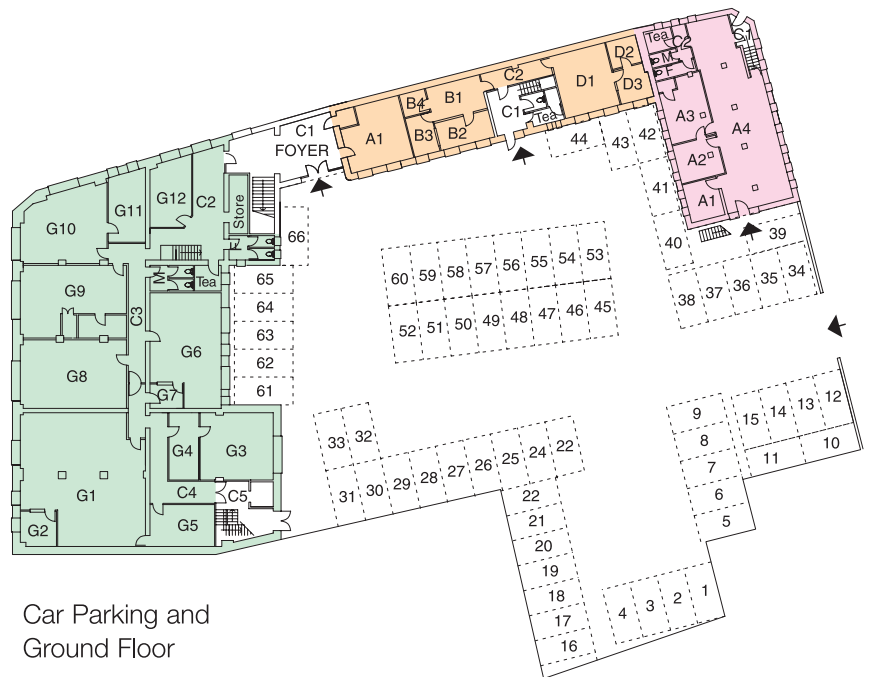
The Terraces:

5 units of 425 sq ft;

2 units of 720 sq ft on 3 floors

The Lodge:

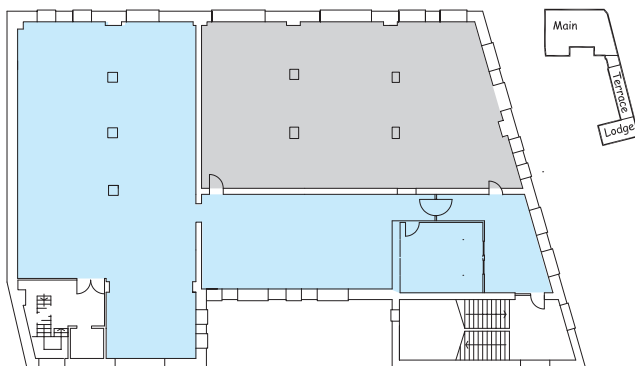
2 units of 1,428 sq ft on ground and first floor



Car Parking and Ground Floor

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

First Floor



Second Floor

