

**ONLY
UNIT 2
REMAINING**

TO LET

High Quality Office Premises



Gifford Dixon

Commercial Property

0161 667 1317

Unit 2, Station Court, 442 Stockport Road, Thelwall, Warrington, WA4 2GW

6,431 Sq. Ft (597.5 Sq. M)

£78,000 pa



Roger Hannah

0161 817 3399

www.roger-hannah.co.uk



LOCATION

A substantial plot occupying a prominent stretch along Stockport Road in leafy Thelwall, between the popular areas of Stockton Heath and Lymm village.

The area benefits from excellent transport links, being less than 2.5 miles to Junction 20 of the M6 Motorway and situated on a busy commuter bus route.

DESCRIPTION

Station Court is an attractively presented modern purpose-built office premises which has been styled on a former railway structure and is set within substantial gated grounds, offering 32 private parking spaces and attractive outdoor amenity space.

The property is divided into three units, with each separate unit benefitting from high quality air conditioned office space and separate kitchen and toilet facilities to each floor.

The premises is presented to an excellent standard throughout, having only recently been refurbished, and provides high quality office space over basement, ground and first floor.

TERMS

The units are available on new effective FRI (fully repairing and insuring) lease(s) for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

RENT

Unit 1 - **LET**

Unit 2 - **£78,000 pa**

Unit 3 - **LET**

BUSINESS RATES

The units have been assessed as follows:

Unit 1 - Rateable Value (2023 List) - £8,170

Unit 2 - Rateable Value (2023 List) - £52,500

Unit 3 - To be assessed

Warrington Borough Council Business Rates payable in 2023/24 are 49.9p/£ for properties qualifying for SBRR and 51.2p/£ thereafter.

Interested parties are advised to make their own enquiries with the local authority.

VAT

We understand that VAT is applicable to the rent and service charge for this property.

LEGAL COSTS

Each party are to be responsible for their own legal fees in connection with this lease.

EPC

Unit 1 - **E (104)**

Unit 2 - **D (76)**

Unit 3 - **B (43)**

SERVICES

We understand that mains gas, electric and water are connected to these premises. Drainage is by way of septic tank. Each unit has its own boiler and is separately metered.

SERVICE CHARGE

An annual service charge is levied to cover maintenance, management and upkeep of the common areas. Further details can be provided on request.

CONTACT

Gifford Dixon

Commercial Property

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Subject to contract 12th February 2024

ACCOMMODATION

As measured on a net internal area basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Unit 1

Ground	Sq M	Sq Ft
Office 1 (vaulted ceiling)	27.5	272
Office 2 (incorporating kitchen)	36	388
TOTAL	61.3	660

Plus W/C facility

Unit 2

Basement	Sq M	Sq Ft
Open plan office space	190	2,045
Gymnasium	64	689
Shower rooms	13.7	147
Kitchen	7.5	81
Storage	4.8	52
Ground	Sq M	Sq Ft
Reception	14.7	158
Open plan office space (including kitchenette)	128.5	1383
Meeting Room /Server Room	23.9	257
First	Sq M	Sq Ft
Open plan office space (including kitchenette)	150.4	1619
TOTAL	597.5	6431

Plus W/C facilities to all floors

Unit 3

Basement	Sq M	Sq Ft
Open plan office space	111	1198
Kitchen		73
Store	10.0	111
Ground	Sq M	Sq Ft
Office space	57	614
Kitchen	12	129
First	Sq M	Sq Ft
Office space (including Kitchenette)	67.35	725
TOTAL	264.75	2850

Plus W/C facility to all floors

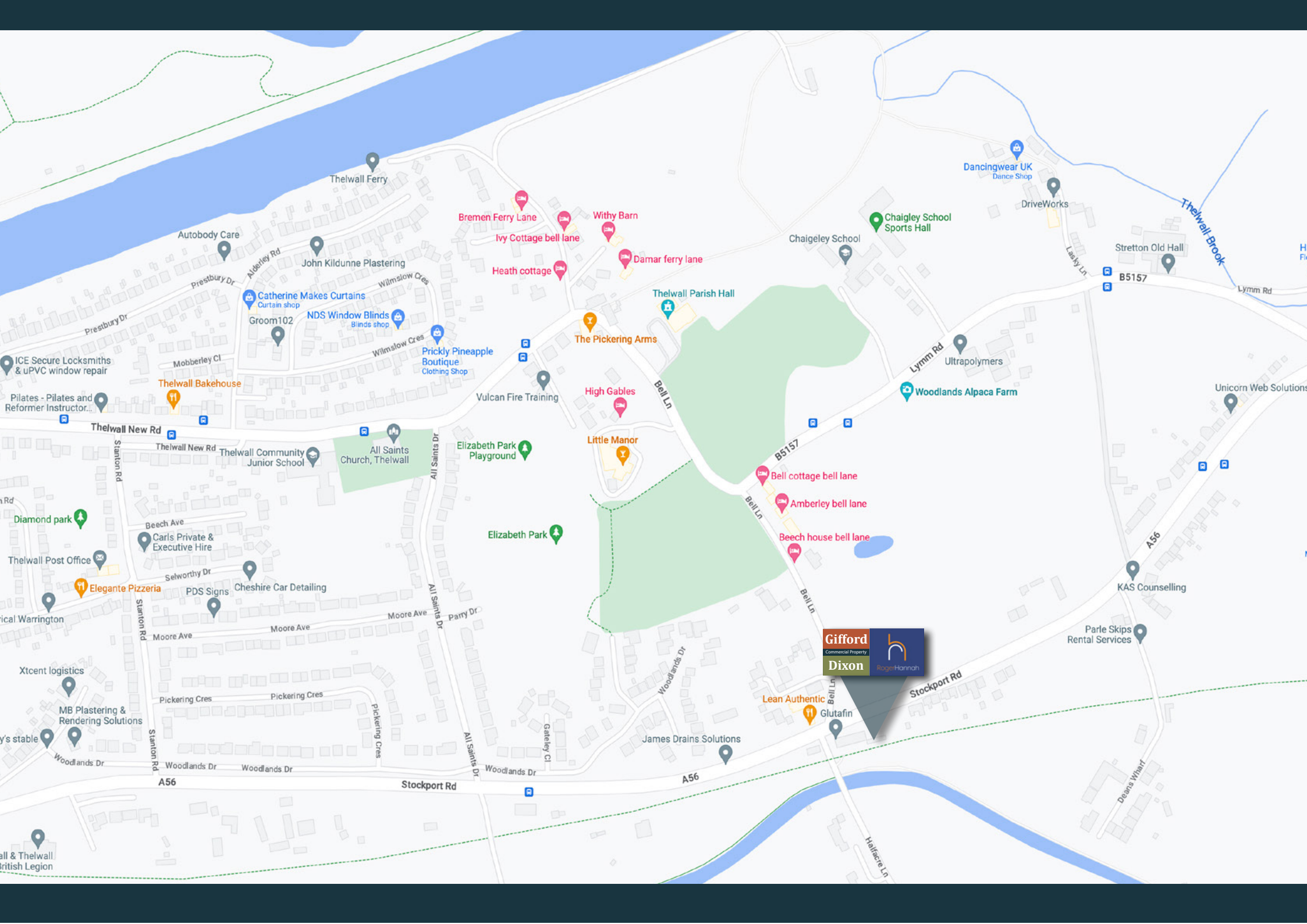












Lean Authentic
Glutafin

Bremen Ferry Lane
Ivy Cottage bell lane
Heath cottage
Withy Barn
Damar ferry lane

The Pickering Arms

High Gables

Little Manor

Bell cottage bell lane

Amberley bell lane

Beech house bell lane

Autobody Care

Thelwall Ferry

John Kildunne Plastering

Catherine Makes Curtains
Curtain shop

Groom102

NDS Window Blinds
Blinds shop

Prickly Pineapple
Boutique
Clothing Shop

Thelwall Bakehouse

Vulcan Fire Training

Thelwall Parish Hall

Chaigley School

Chaigley School
Sports Hall

Dancingwear UK
Dance Shop

DriveWorks

Stretton Old Hall

B5157

Lymm Rd

Ultrapolymers

Woodlands Alpaca Farm

Unicorn Web Solutions

Pilates - Pilates and
Reformer Instructor...

ICE Secure Locksmiths
& uPVC window repair

Diamond park

Thelwall Post Office

Thelwall Community
Junior School

Xtcent logistics

MB Plastering &
Rendering Solutions

Thelwall & Thelwall
British Legion

Thelwall New Rd

Carls Private &
Executive Hire

Elegante Pizzeria

PDS Signs

Cheshire Car Detailing

Pickering Cres

Pickering Cres

A56

All Saints Church,
Thelwall

Elizabeth Park
Playground

Elizabeth Park

Moore Ave

Moore Ave

Pickering Cres

Pickering Cres

Stockport Rd

James Drains Solutions

A56

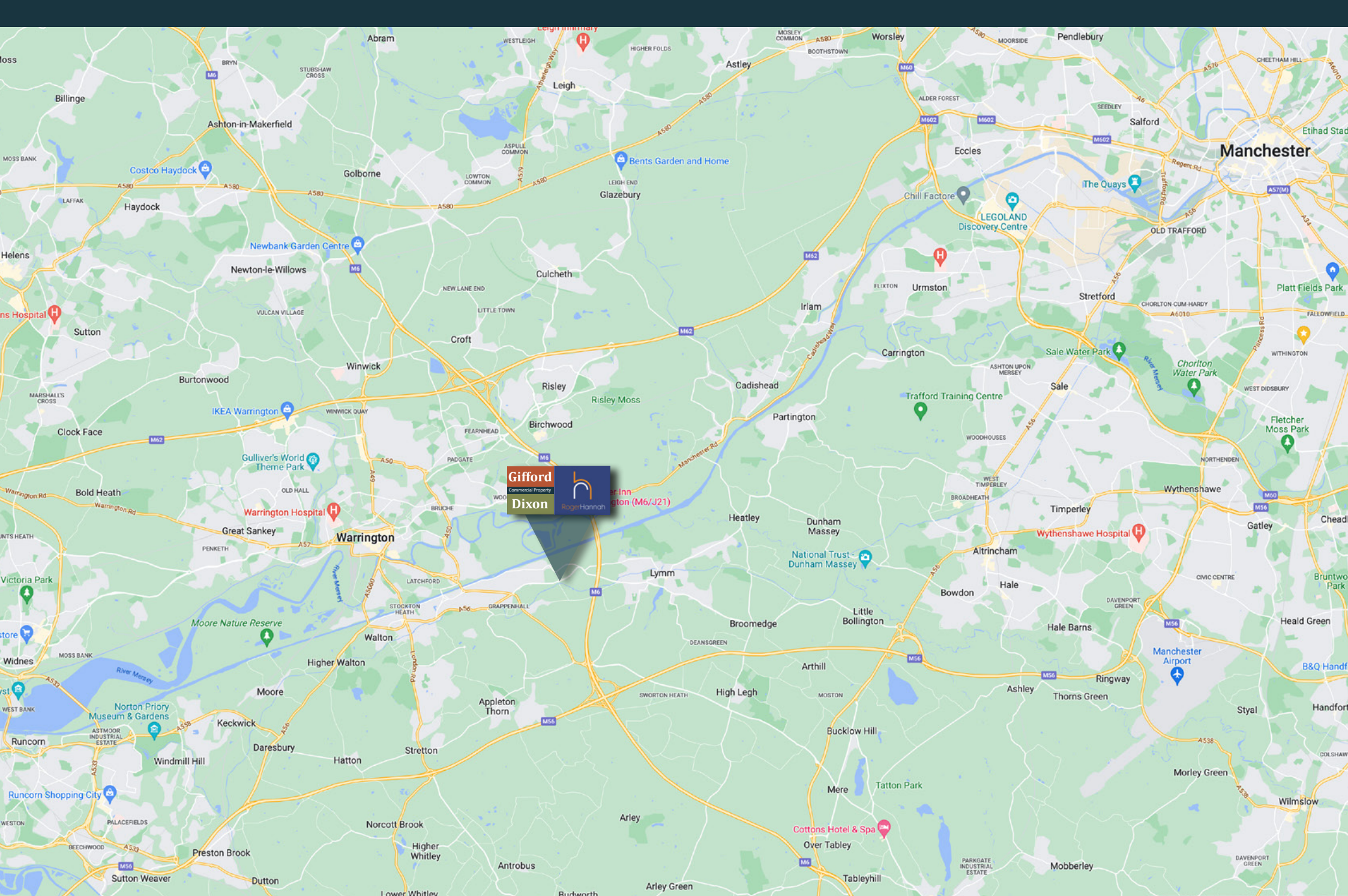
Stockport Rd

KAS Counselling

Parle Skips
Rental Services

Deans Wilnif

Haltacre Ln



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