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HOWELL & CO.
SALES & LETTINGS









Greenway House Greenway, Warrington, WA1 3EF

£825 Per Month

COMMERCIAL OFFICE TO LET, AIR CONDITIONING/HEAT PUMP CLIMATE CONTROL, CCTV, SECURITY ALARM AND DOOR FOB ENTRY SYSTEM, ON SITE CAR PARKING.

The property comprises a detached modern two storey office building with on-site parking. The property was substantially modernised and refitted in 2019 and is now configured to offer 7 serviced office spaces ranging from 147 to 607 square feet. There is a meeting room that can be booked in addition if required.

Office number 1 is currently available to rent.

This modern detached office building is located just off the A57 trunk road that links Warrington Town Centre with junction 21 of the M6. The Town Centre is approximately 2 miles to the West and the Motorway is approximately 2 miles to the East. Warrington is strategically located between Manchester and Liverpool. In the 2011 census the population was 202,200.

Rent payments include the cost of landlord's services to include water, electricity, heating, building insurance, general maintenance, cleaning of all communal areas, alarms/security, broadband and Wifi and administration and management costs. Costs excluded include telephone systems, cleaning of individual office suites and business rates.

EXTERNAL





Externally this property has a limited number off road parking spaces.

OFFICE ROOM




With large windows fitted with blinds, automatic lights, and a small kitchenette.

MEETING ROOM




Available to be booked, with large table to seat multiple clients.

HALLWAY







Communal areas are maintained, costs included with the rent.

W/C



The property has multiple cloakrooms throughout, with two on the ground floor, one of which is disability friendly, and one on the first floor.

KITCHEN





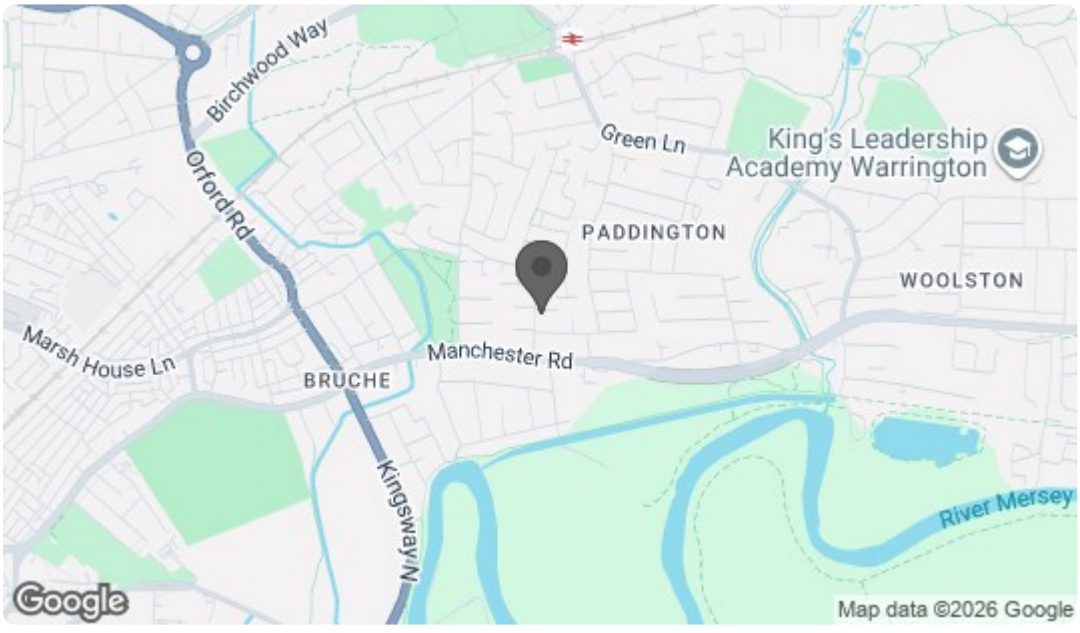
The property has two communal kitchens with food making facilities such as microwave and stainless steel sink with mixer tap.

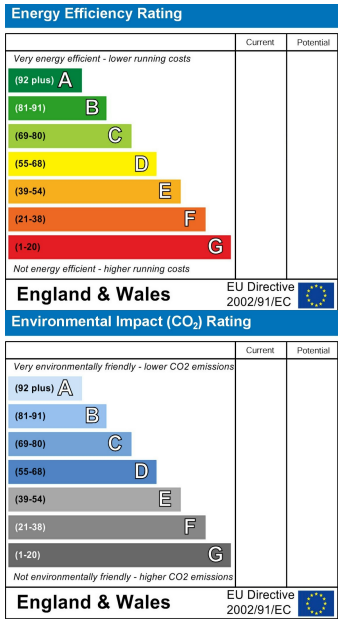
Approx Gross Internal Area
30 sq m / 327 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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