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## Office 2 Greenway, Warrington, WA1 3EF

**£440 PCM**

COMMERCIAL OFFICE TO LET, £440 PCM, £30 PER SQ FT, 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 2 is currently available to rent, which is available for £440, £30 a sq ft.

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.

## 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's



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

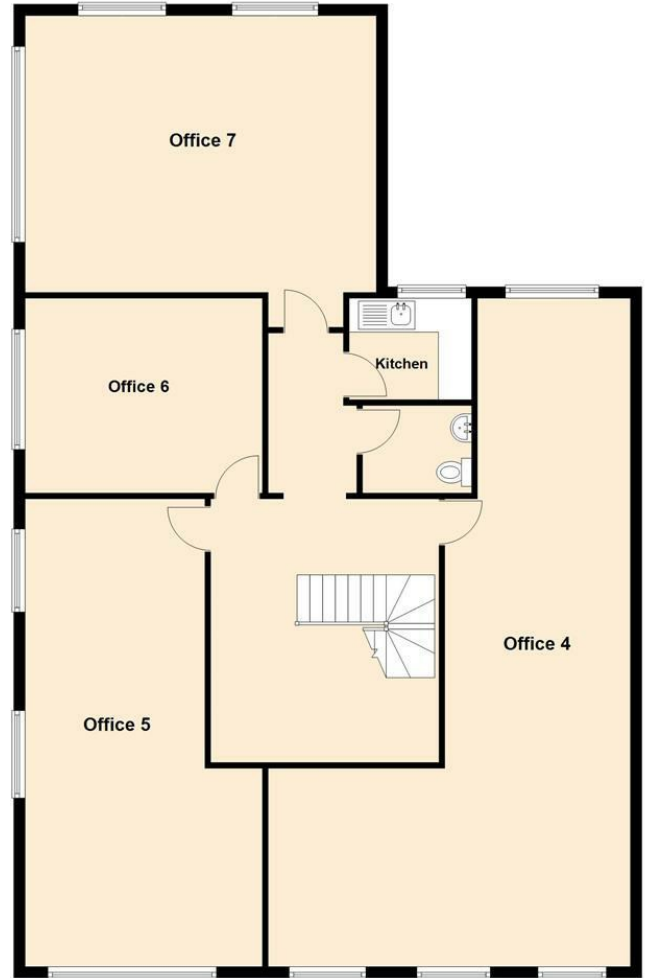
## KITCHENS



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

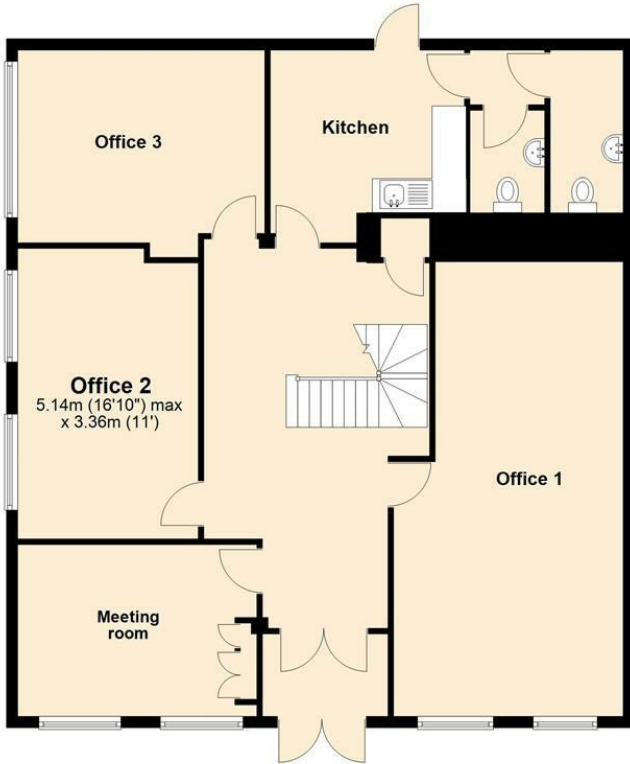
**First Floor**

Approx. 157.1 sq. metres (1691.4 sq. feet)



**Ground Floor**

Approx. 132.3 sq. metres (1424.6 sq. feet)



Total area: approx. 289.5 sq. metres (3116.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	