

To Let

Offices

The Outset

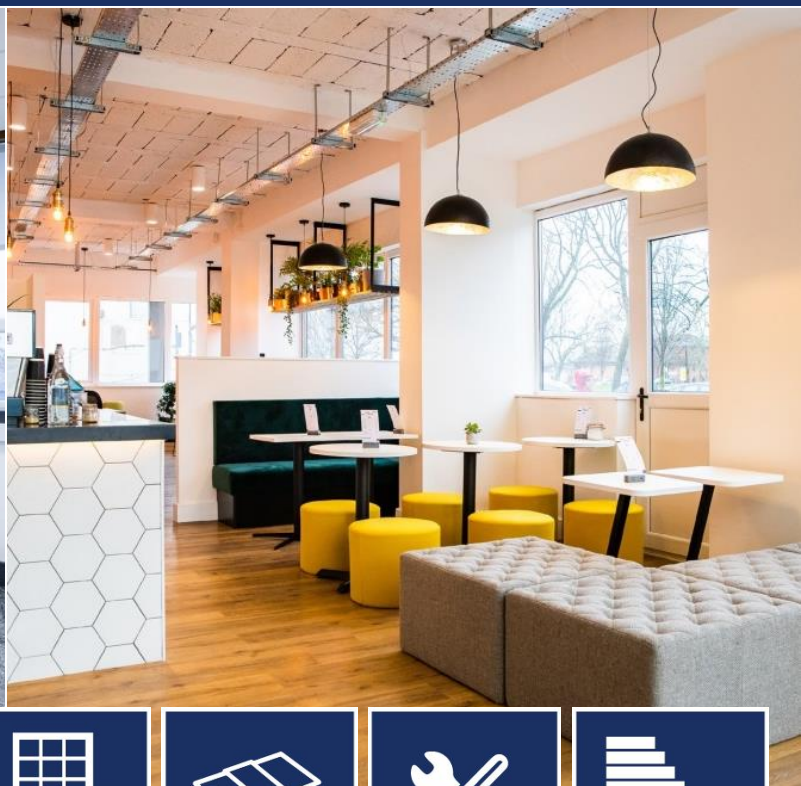
Sankey Street, Warrington, WA1 1NN

**702 – 1,815 sq ft
(65.2 – 168.6 sq m)**

Description

The Outset is a Warrington Town Centre multi-occupied office building. It has recently undergone a complete transformation of the ground floor reception area, all communal areas, toilets and tea points. There is also the addition of a new artisan cafe and a co working space (with complementary access for tenants) complete with pods and meeting booths.

Occupation can be granted immediately by way of the in-house licence, offering all inclusive monthly rents.



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RENT

From **£16.00**
per sq ft



**RATES
PAYABLE**

£TBC



**SERVICE
CHARGE**

£TBC



EPC

BAND TBC



The Outset

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Location

'The Outset' is located in the centre of Warrington on Sankey St opposite Bank Park, facing Warrington's iconic Town Hall and famous Golden Gates. The building is ideally placed with Bank Quay Railway Station a short walk away - with direct links to London and Glasgow.

Sankey Street joins directly to the A57, the main arterial route linking Warrington with Liverpool and Manchester. Motorway access is provided via the M62 Junction 9 and The M6 Junction 21. The building sits on the edge of the town's Cultural Quarter and as such is well served by restaurants, bars, a variety of retailers and other town centre facilities.

Accommodation

Property	Sq Ft	Sq M
Suite 5, First Floor	1,113	103.4
Suite 2, Fourth Floor	702	65.2
Total	1,815	168.6

Tenure

Flexible lease terms or shorter term licences available.

Rent

Accommodation	£ Rent
Suite 5, First Floor	£17.00 psf
Suite 2, Fourth Floor	£16.00 psf

VAT

Any figures quoted are exclusive of, but may be liable to VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewings

Viewing are by strictly by prior arrangement.

SatNav: WA1 1NN



Reception



Discounted
Café



Passenger Lift



Parking
Available



Shower



24 Hour
Access



High Speed
Internet



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