

# To Let

Serviced Offices

## The Outset

Sankey Street, Warrington, WA1 1NN

**177 – 367 sq ft**  
**(16.4 – 34.1 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.

Serviced offices are fully furnished with desks, chairs, and filing cabinets, and are customisable to fit your company's unique needs. Super fast internet, line rental, mail & package handling and all bills are included within a single licence fee.



[matthews-goodman.co.uk](http://matthews-goodman.co.uk)

[@MatthewsGood](https://twitter.com/MatthewsGood) [in matthews-and-goodman](https://www.linkedin.com/company/matthews-and-goodman)

• Liverpool • London • Manchester • Birmingham • Leeds



**RENT**

£600  
pcm



**RATES  
PAYABLE**

£Included



**SERVICE  
CHARGE**

£Included



**EPC**

BAND TBC



# The Outset

Sankey Street, Warrington, WA1 1NN

## 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 4a, Fourth Floor | 177        | 16.4        |
| Suite 9, Second Floor  | 190        | 17.7        |
| <b>Total</b>           | <b>367</b> | <b>34.1</b> |

## Tenure

Serviced offices are available on flexible 'easy in and out' licence agreements.

## Rent

| Accommodation          | £ Rent   |
|------------------------|----------|
| Suite 4a, Fourth Floor | £600 pcm |
| Suite 9, Second Floor  | £600 pcm |

## Legal Costs

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

## VAT

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

## Viewings

Viewing are by strictly by prior arrangement.

**SatNav: WA1 1NN**



Reception



Discounted  
Café



Passenger  
Lifts



Parking  
Available



Shower



24 Hour  
Access



High Speed  
Internet



**Sam Birtwistle**

t. 0151 242 1083  
e. sbirtwistle@matthews-goodman.co.uk



**Chloe Dowd**

t. 0151 242 1084  
e. cdowd@matthews-goodman.co.uk

### DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated to comply with RICS guidelines and practice statements at the date of publication, unless otherwise stated. 8) Date of Publication: Jan 2023