

to let

Second Floor Office Suite

110.3 m² (1,187 ft²)



Second Floor
Mayfield House
84 Sankey Street
Warrington
WA1 1SG

- Town Centre Location
- Attractive Listed Period Building
- 3 On-site Car Park Spaces Included
- Office Furniture Included
- Freshly Decorated

MORGANWILLIAMS.com

01925 414909

Location

The property is positioned on Sankey Street at the junction with Garven Place within Warrington Town Centre, where the majority of surrounding occupiers are retail and commercial.

It is conveniently located just a short walk from all the Town Centre amenities.

The property is also centrally located between the Towns two railway stations, Bank Quay and Central. The modern bus station is also within 5 minutes walk.

Description

A unique and characterful office suite comprising reception area, 3 private office rooms, kitchen, and male and female WC facilities.

Access to the suite is shared with the ground and first floor occupier of the building, one of them being the Landlord.

There is an enclosed car park to the rear where 3 parking spaces are allocated.

Accommodation

Net Internal Area

Total	110.3 m²	1,187 ft²
--------------	----------------------------	-----------------------------

Services

Mains electricity, water, gas and drainage are connected.

Rates

The whole building has a single assessment and the tenant will be responsible for a pro-rate contribution, which we estimate will be in the order of £5,000 per annum.

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years.

Rental

£14,000 per annum, inclusive of car parking.

VAT

We are advised that the property is not currently applicable to VAT.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.