



6 Bankside, Crosfield Street, Warrington, WA1 1UP

High Quality Office Building Close to Warrington Town Centre & Bank Quay Railway Station

Summary

Tenure	To Let
Available Size	1,155 sq ft / 107.30 sq m
Rent	£16,500 per annum
Rates Payable	£5,863.25 per annum
Rateable Value	£11,750
EPC Rating	Upon enquiry

Key Points

- Rateable Value Under £12,000
- 5 On-Site Car Parking Spaces
- Short Walk into Warrington Town Centre
- Modern Accommodation
- 2 Open Plan Floors

Location

Bankside is situated close to Warrington Town Centre at the junction of Crosfield Street and Liverpool Road (A57) / Sankey Street.

Warrington is a popular business area situated between Liverpool and Manchester which enjoys convenient access to the surrounding motorway network. Bank Quay railway station is within 200 metres of the property, which is on the main London Euston/ Glasgow express line.

Description

Bankside is an attractive development that comprises eight self contained offices with a large car park at the rear, where 5 spaces are allocated to Unit 6. Also within the scheme are Aldi and Iceland food stores.

The property comprises a modern self contained two storey office building that is mainly open plan with windows to the front and rear.

- The property is appointed to a high standard to incorporate the following features:
- Gas Fired Central Heating.
 - Suspended Ceilings.
 - Modern Lighting.
 - Open Plan Kitchenette.
 - Double Glazed Windows.
 - WC Facilities including Disabled.

Accommodation

Name	sq ft	sq m
Ground	535	49.70
1st	620	57.60
Total	1,155	107.30

Lease Terms

The property is available on a new Tenants Full Repairing and Insuring Lease for a 3, 5 or 10 year term, incorporating upward only Rent Reviews at 3 yearly intervals.

There will be a service charge payable for site maintenance and common areas.

Rental

£16,500 per annum plus VAT.

Service Charge Information

There will be a service charge payable for site maintenance and common areas.

Services

Mains electricity, water, gas and drainage are connected.

Business Rates

- Rateable Value: £11,750.
- Non Small Business Payable 2023/24: £5,863.
- Small Business Payable: Zero.

Qualifying businesses will be eligible for Small Business Rate Relief. Enquiries can be made through Warrington Borough Council.

VAT

We are advised that VAT is currently applicable to the property.

Legal Costs

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



Viewing & Further Information



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