MORGAN WILLIAMS.

Office
TO LET

First Floor, Sterling House, 810 Mandarin Court, Warrington, WA1 1GG

High Quality First Floor Office Suite

Summary

Tenure	To Let
Available Size	5,200 sq ft / 483.10 sq m
Rent	£78,000 per annum
Rates Payable	£29,757 per annum
Rateable Value	£54,500
EPC Rating	D (76)

Key Points

- Significant Ingoing Benefits
- Refurbished Suite
- Sought after Business Park
- Substantial Natural Light
- High Parking Ratio
- Short Walk to Town Centre
- Predominantly Open Plan
- Welcoming Shared Atrium

Location

Sterling House is within walking distance to both Warrington Bank Quay and Warrington Central Train Stations. By car Centre Park is accessed from the A49, a major arterial route running along the eastern edge of the Town Centre providing direct, convenient access to Junction 9 of the M62 and Junction 10 of the M56 motorways.

The brand new southbound link road between Chester Road and Wilson Patten Street is currently under construction. This will provide another access bypassing the Town Centre and Bridgefoot.

Description

Sterling House is an imposing three storey office building with large car park. It is owner occupied and the surplus first floor is available for lease.

The property is situated on Centre Park, an established master planned office and commercial development. Sterling House is situated at the rear of the estate in a stand alone position just off Mandarin Court.

The office is mainly open plan and benefits from full access data cabled raised floors, comfort cooling and heating and suspended ceilings with L lighting.

Sterling House benefits from an extensive car park facility where 25 spaces will be allocated to the first floor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	5,200	483.10
Total	**5,200**	**483.10**

Services

Mains electricity, water, gas and drainage are connected.

Rates

Rateable Value: £54,500.

Rates Payable: £27,904.

Lease Terms

Available by way of a new Tenants effectively full repairing and insuring lease for a flexible term incorporating 3 yearly upward only rent reviews.

Rental

The quoting rental is £78,000 per annum plus VAT (£15.00 psf).

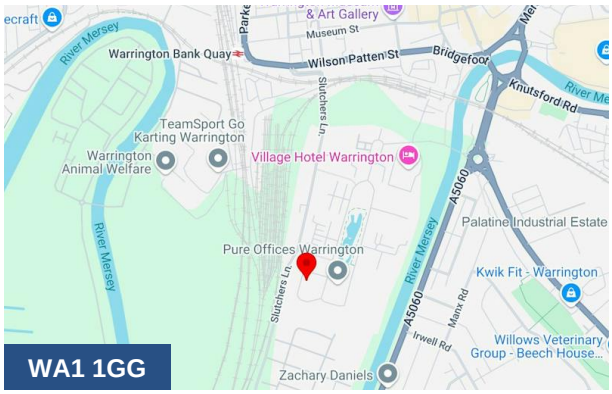
THE LANDLORD OFFERS SIGNIFICANT INCENTIVES IN ADDITION TO THE ABOVE COMPETITIVE RATE PSF, THIS COULD BE IN THE FORM OF 'DOUBLE' THE USUAL INGOING RENT FREE PERIODS, SUBJECT TO STATUS AND MINIMUM LEASE TERM.

Service Charge

A service charge will be levied to cover the usual communal occupational costs and expenses, associated with the building. Additional services can be provided depending on occupiers requirements.

VAT

We are advised that the property is subject to VAT at the prevailing rate.



Viewing & Further Information

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