

UNDER OFFER.

High Quality Refurbished Office Building with 12 Parking Spaces 271.7 m² (2,924 ft²)

Unit 3, Bankside, Crosfield Street, Warrington, WA1 1UP

> MORGAN WILLIAMS.

01925 414909 www.morganwilliams.com



- 12 On-Site Car Parking Spaces
- Competitive Rent Just £12 psf Inclusive of Car Parking
- Short Walk into Warrington Town Centre
- Refurbished Accommodation

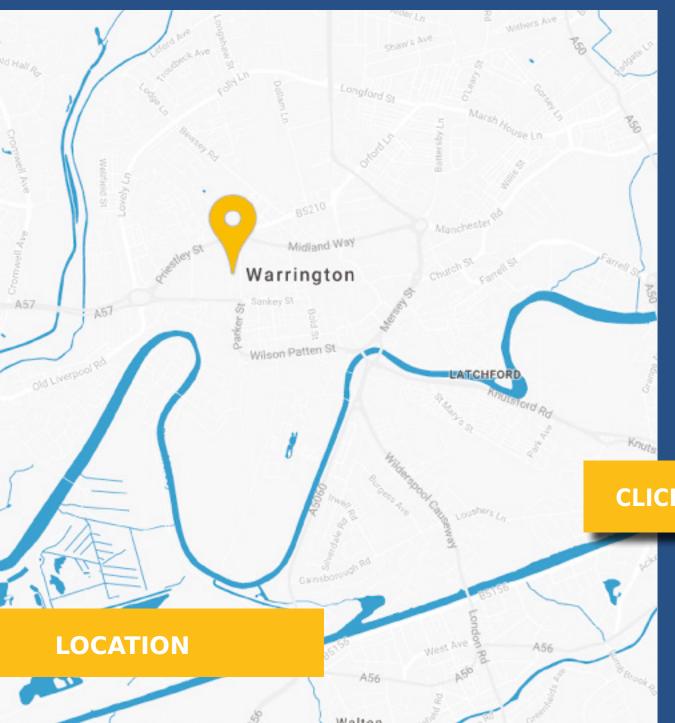
DESCRIPTION

Bankside is an attractive development that comprises eight self contained offices with a large car park at the rear, where 12 spaces are allocated to Unit 3. Also within the scheme are Aldi and Iceland food stores.

The property comprises a modern self contained three storey office building that is open plan internally.

The property has been refurbished to a high standard and incorporates the following features:

- Gas Fired Central Heating
- Suspended Ceiling Incorporating LED Panel Lighting
- Double Glazed Windows
- Newly Carpeted
- WC Facilities including Disabled
- Passenger lift



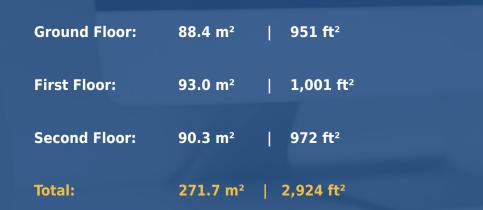
Bankside is situated close to Warrington Town Centre at the junction of Crosfield Street and Liverpool Road (A57) / Sankey Street.

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/Glasgow express line.

CLICK MAP TO VIEW LOCATION

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ACCOMMODATION

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 at a commencing rental £35,000 per annum plus VAT. There will be a service charge payable for site maintenance and communals.

Rates: To be assessed. Estimated Rateable Value: £28,500.

Rental: £35,000 per annum plus VAT.

Services: All mains services are connected.

Legal Costs: Each party is to be responsible for their own legal costs incurred in this transaction.



To arrange a viewing or for more information please contact Morgan Williams on: 01925 414909

Rob Bates: rbates@morganwilliams.com Joshua Morgan: jsmorgan@morganwilliams.com

MISREPRESENTATION ACT: All agents and the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.

WC WC WC LIFT LIFT LIFT 6'11 x 6'9 8'2 x 6'7 6'7 x 6'4 8'2 x 6'7 7'1 x 6'7 6'11 x 6'7 2.0m x 1.9m 2.1m x 2.1m 2.5m x 2.0m 2.1m x 2.0m 2.5m x 2.0m 2.2m x 2.0m HALL HALL HALL HALL 15'7 x 10'6 4.8m x 3.2m ÷ HALL * STARS 10'2 x 8'1 3.1m x 2.5m ٠ OFFICE OFFICE OFFICE 47'4 x 25'3 47'5 x 25'3 47'5 x 25'3 STAIRS 11'6 x 3'3 3.5m x 1.0m 14.4m x 7.7m 14.5m x 7.7m 14.5m x 7.7m HALL

GROUND FLOOR

1ST FLOOR

2ND FLOOR

TOTAL APPROX. FLOOR AREA 2979 SQ.FT. (276.7 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, tooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropok £2017