



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

OFFICE

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

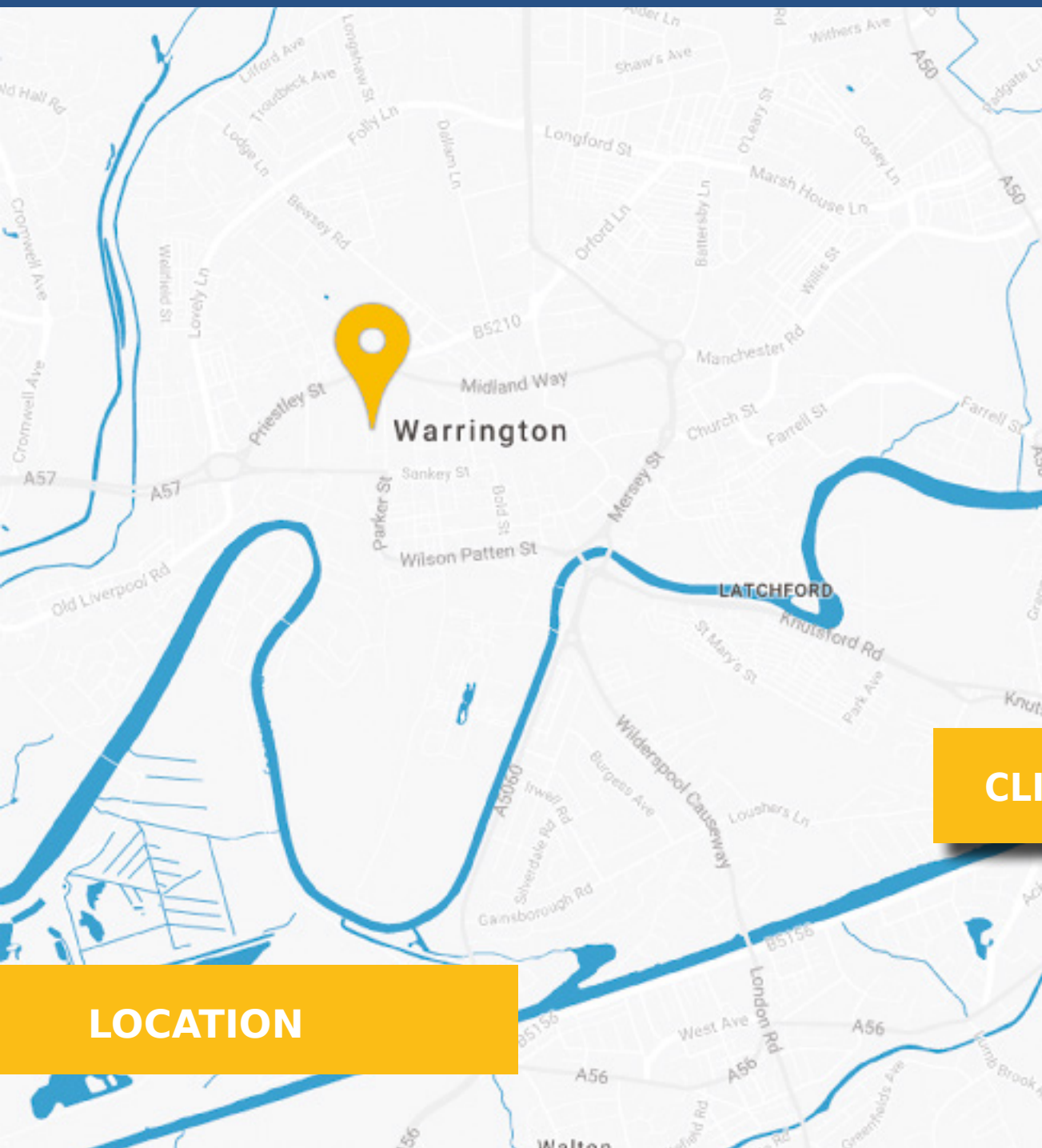
Bankside is an attractive development that comprises eight self contained offices with a large car park at the rear, where 12 spaces are allocated to Unit 3. Also within the scheme are Aldi and Iceland food stores.

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

DESCRIPTION




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](#)

LOCATION



Ground Floor:	88.4 m ²		951 ft ²
First Floor:	93.0 m ²		1,001 ft ²
Second Floor:	90.3 m ²		972 ft ²
Total:	271.7 m²		2,924 ft²

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.

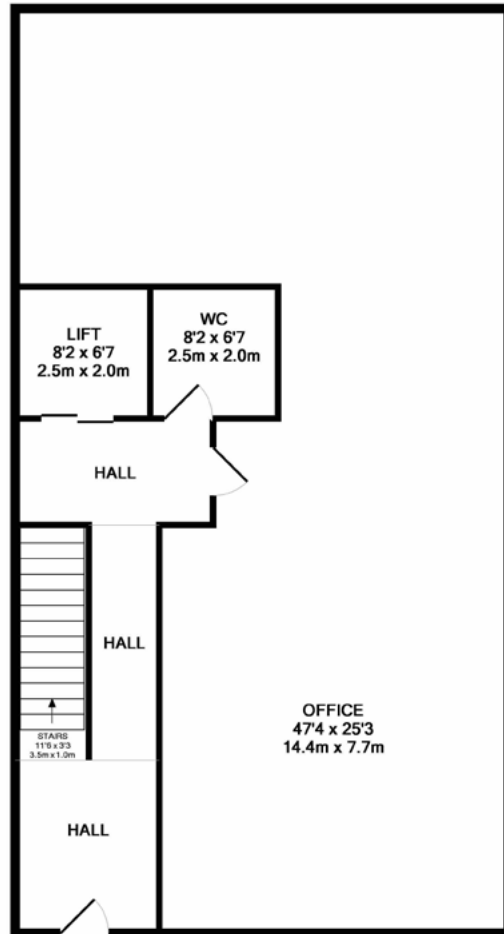
Legal Costs: Each party is to be responsible for their own legal costs incurred in this transaction.



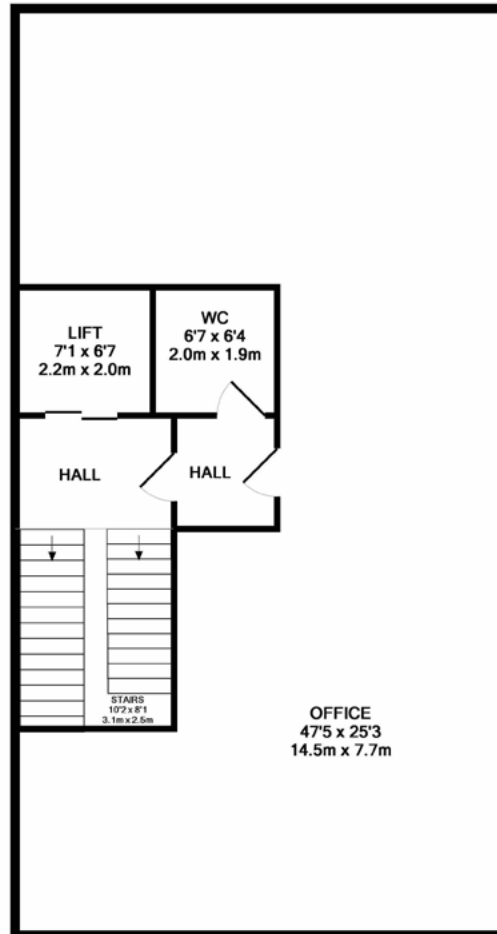
**To arrange a viewing or for more information please contact
Morgan Williams on: 01925 414909**

Rob Bates: rbates@morganwilliams.com

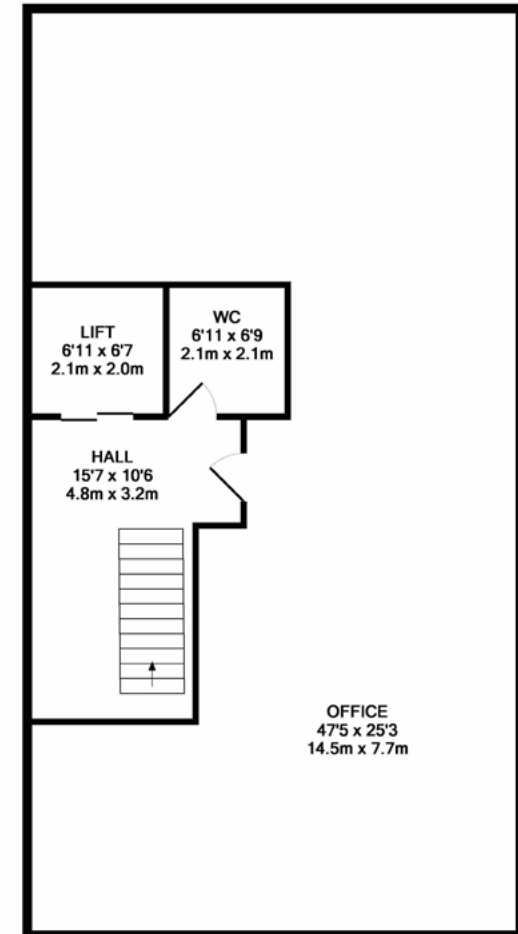
Joshua Morgan: jsmorgan@morganwilliams.com



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, rooms 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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