

to let.

Office Suite

306.7 m² (3,300 ft²)

Landlord would consider splitting the space



- Close to Town Centre
- Ample on Site Parking
- 24 Hour Access

**MORGAN
WILLIAMS.**

01925 414909

www.morganwilliams.com

720 Mandarin Court, Warrington, WA1 1GG

The Boultings
Winwick Street
Warrington
WA2 7TT

Location

The Boultings is situated just 200 yards from Warrington Town Centre, with close links to the central train and bus stations.

Description

The Boultings is a Grade 2 Listed building in a conservation area of Warrington - an area undergoing massive regeneration.

It is situated just 200 yards from Central Station. The building has 3 self-contained floors each with approximately 3,500 sq ft.

From the modern entrance on the ground floor off the rear car park, a central service core housing stairway and lift and superb toilet facilities on each floor. Each suite of offices could be open plan or partitioned to suit particular requirements and each has its own tea room.

Accommodation

Net Internal Area

Office Suite 1	51 m ²	550 ft ²
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Available from 1st February 2020

Services

Mains electricity, water and drainage are available.

Rates

Rateable Value: To be Separately assessed.

Qualifying businesses may be eligible for a Small Business Rates Relief.

Rental & Service Charge

Rental is based on £12 per sqft, there will also be a service charge payable to be confirmed.

Lease Terms

A new lease for a flexible term.

Legal Costs

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

Contact

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

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band

TBC

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.