

iBiS HOUSE

IBIS COURT : CENTRE PARK : WARRINGTON : WA1 1RL

TO LET

HIGHLY SPECIFIED REFURBISHED OFFICES

From 1,442 to 4,624ft² (134 to 429.6m²)

STUDIO D NOW LET TO MARIS SEAFOODS



Situated on an established landscaped business park with excellent connectivity to amenities and the national motorway network.



iBIS HOUSE



LOCATION

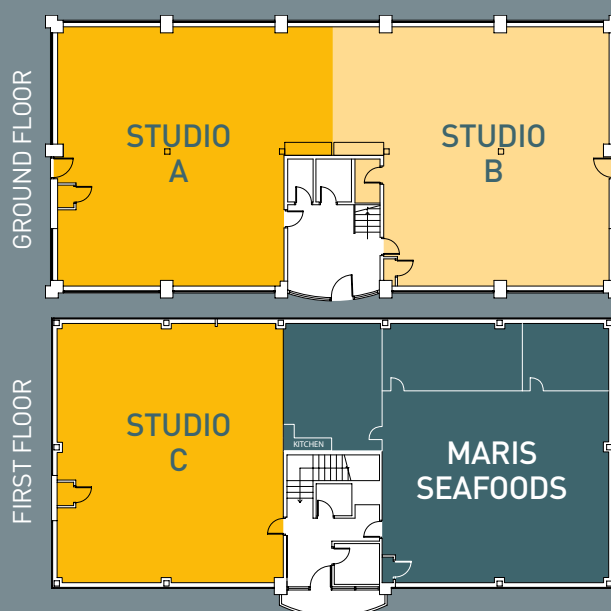
Ibis House is situated on the established Centre Park, which is within walking distance of Warrington Town Centre. Centre Park is a modern business park, home to many large, successful companies, situated in a stunning and peaceful location surrounding a large, well maintained lake. The park is also within walking distance of both Warrington's Bank Quay and Warrington Central railway stations and Warrington Interchange Bus Terminal. Ibis House also has excellent links to the national motorway network, with access to J9 M62 (3 miles north on A49), J21 M6 (4 miles east on A57 Manchester Road) and J10 M56 (4 miles south on A49).

Liverpool City Centre is 17 miles and Liverpool Airport is 12 miles west. Manchester City Centre is 18 miles and Manchester Airport is 13 miles east.

There are a large array of local amenities within walking distance of Ibis House including the Premier Inn, Beefeater Restaurant, Starbucks and Village Hotel in addition to all that Warrington Town Centre and the nearby picturesque Stockton Heath Village has to offer.

There is a Shuttle Bus which calls at both Bank Quay and Warrington Central stations, as well as the bus station, Centre Park and Warrington Market, run by Warrington Borough Transport, it sets off from Bank Quay every 20 minutes from 7:35am.

The Lake within Centre Park is a stunning and tranquil location for staff to spend their down time during a hectic working day.



DESCRIPTION

Ibis House has been comprehensively refurbished to offer modern studio space benefitting from:

- Open floor plan
- Fully raised access floors
- New LED lighting
- New Air Conditioning system, including heating and cooling
- New Dyson Hand Dryers
- New Feature Reception and External LED Lighting
- Floor box power/ data access
- New Kitchen Facility
- New floor coverings throughout including Amtico flooring to WCs
- New audio, door entry, intercom system
- 31 dedicated on site secure parking spaces with an additional 24 spaces available by separate negotiation (approx. 1:115 sq ft)

ACCOMMODATION

Studio	Sq.ft	Sq.m
A	1,591	147.8
B	1,591	147.8
C	1,442	134.0
D	LET TO MARIS SEAFOODS	
Total	4,624	429.6

The flexible space is available in any combination of studio space from 1,591 sq ft up to 4,624 sq ft.



TERMS

The Studios are available to let on full repairing and insuring leases for a term of years to be agreed.

RENT

The quoting rent is available on request.

BUSINESS RATES

Please contact the local authority for this information.

EPC

Available on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

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CONTACT

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