

AVAILABLE IMMEDIATELY

Modern self contained and multi-let office buildings
Units Available from

280 - 3,500 SQ FT



QUAY BUSINESS CENTRE

Harvard Court
Winwick Quay
Warrington
WA2 8LT

All Enquiries

01925 357 100

enquiries@bauergroup.co.uk



www.space2work.co.uk

FEATURES

- 1 mile from Junction 8 and 9 of the M62
- Brand new high specification fit-out including
 - Air conditioning
 - LED lighting
 - Grey gloss kitchen
 - New W/C facilities
- Self-contained and multi-let suites
- Floor to ceiling windows
- Sliding service door
- 24 hr access
- CCTV
- Suitable for a variety of uses such as offices, showroom, sales and services
- Good local amenities

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QUAY BUSINESS CENTRE



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Units Available
from

**280 SQ FT -
3,500 SQ FT**



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LOCATION

Quay Business Centre is ideally situated close to junction 8 and 9 of the M62 and approximately 2 miles north of Warrington town centre providing easy access to the region's motorway network connecting major cities of Manchester and Liverpool. Manchester International Airport is approximately 25 minutes away. Rail services from Warrington bank Quay and Warrington Central provide excellent inter-city links to London (under 2 hours) as well as surrounding towns and cities.

The scheme is located less than half a mile from both Junction 9 Retail Park and Fordton Retail Park, offering a good mix of both retail and leisure facilities, including Pure Gym, Costa, ALDI and Nandos.



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QUAY BUSINESS CENTRE



TRANSPORT LINKS

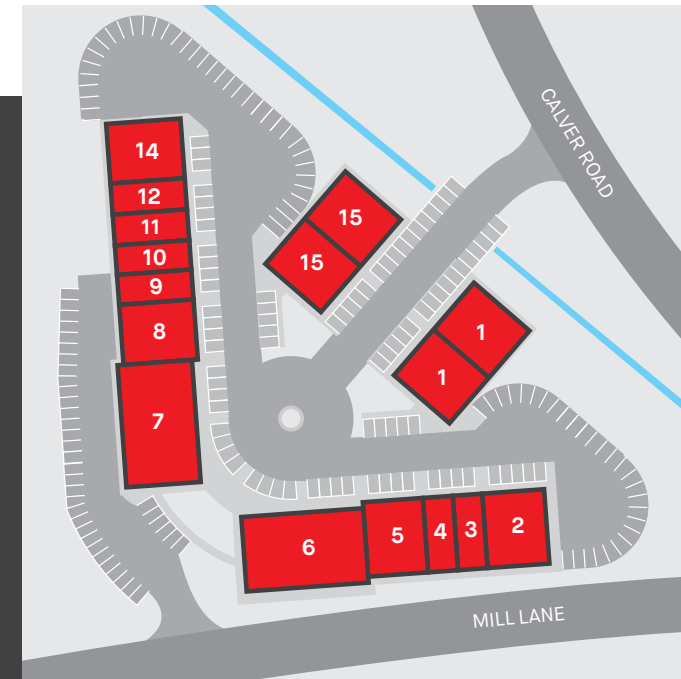
Car 
M62 Junction 8 or 9: ½ mile

Airport 
Manchester airport: 20 miles
Liverpool airport: 17 miles

Train 
Warrington Bank Quay: 3 miles (train to Euston within 1hr 50 min, direct)

Bus: 
Warrington bus station 4 miles away

SITE PLAN



AMENITIES.

- Quality hotels in close proximity
- Excellent retail facilities close by
- Pubs and restaurants locally
- Public transport a short walk away
- Landscaped, pleasant environment

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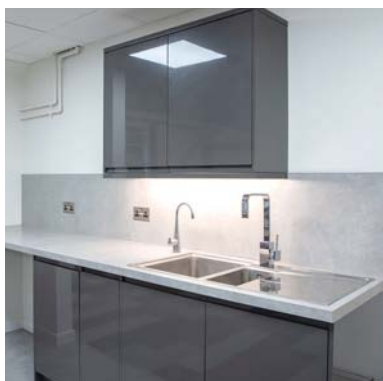
THE SPACE

QUAY BUSINESS CENTRE

TERMS

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- High quality multi-use space, extensively refurbished
- Air conditioning throughout
- Suspended ceiling with LED lighting
- DDA Compliant
- Dedicated onsite parking
- Grey gloss kitchen units and tea points
- Single occupancy and multi let options
- Suitable for multiple uses
- Sliding service doors



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Call now for our latest rental offers and flexible terms.

SERVICE CHARGE

An estate service charge will be payable to cover site management costs. A building service charge will be applicable on multi let units.

BUSINESS RATES

Business rates are expected to be around £4.97 psf. We advise that interested parties make an enquiry with Warrington Borough Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

For further information or an appointment to view please contact

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TO LET

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