

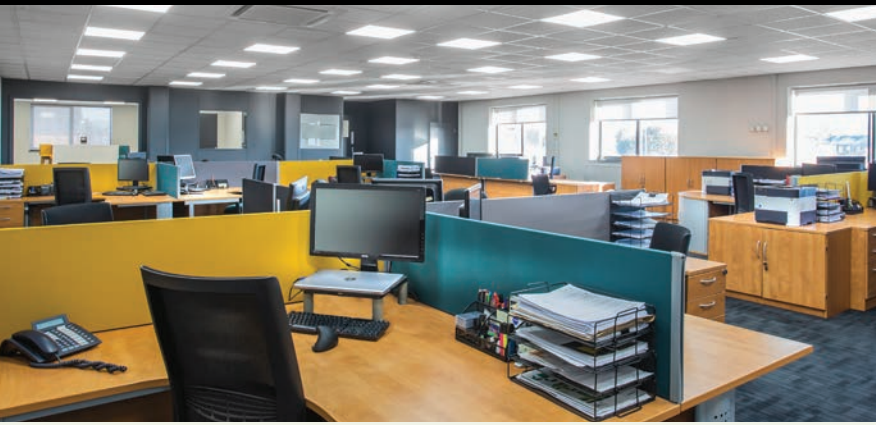
ST.JAMES BUSINESS CENTRE WARRINGTON

5,705 SQ FT GROUND FLOOR
OFFICE NOW AVAILABLE
LOCATED WITHIN AN 80,000
SQ FT OFFICE COMPLEX
SITUATED A SHORT WALK FROM
WARRINGTON TOWN CENTRE

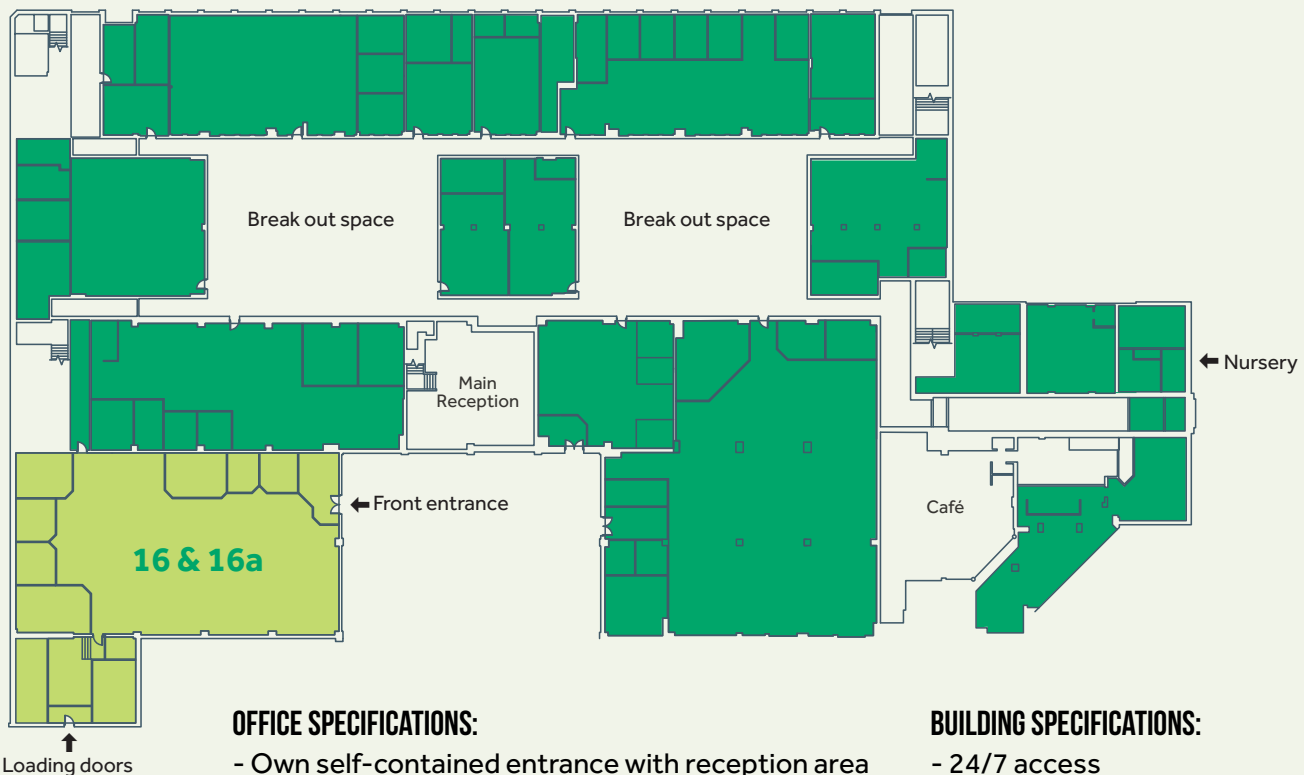


Langtree

5,705 SQ FT



Indicative images



OFFICE SPECIFICATIONS:

- Own self-contained entrance with reception area
- Dedicated kitchen facility
- Dedicated loading doors
- Storage area
- Secure window shutters
- Open plan office with some cellular/director offices

BUILDING SPECIFICATIONS:

- 24/7 access
- Manned professional reception
- On site café proudly serving Costa
- Large communal break out space
- Extensive car parking
- On site nursery
- Variety of meeting rooms for hire

St.James Business Centre
Wilderspool Causeway, Warrington WA4 6PS
www.stjameswarrington.co.uk

Managed by



On behalf of:



The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that:

1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/ Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

October 2019