

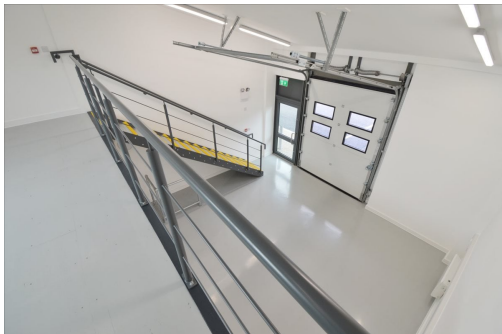
# Serviced Office Space UK

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## Warrington WA2 8QU



The centre is situated on the edge of one of the City's major industrial estates, approximately three miles from the town centre. The property is within proximity of the A49, giving easy access to the major motorways. The M62 runs along the perimeter, and the M6 is just two miles away. The train station is only two miles away, and the local retail park is approximately three miles away. Both Manchester and Liverpool international airports are just a short drive away. Local buses regularly pass near the industrial estate.



The property comprises 32 units within six blocks of ground-floor accommodation, providing flexible managed workspace accommodation to businesses looking for workshops, light industrial or storage premises. The units to let are available under flexible licence agreements, which means tenants can sign up and move in quickly and easily. The centre also allows tenants to easily rent more than one unit, helping tenants to stay in the same place if their business grows and needs more workspace. The centre is accessible 24 hours so the tenants can work flexibly. The centre provides private workspace and bespoke branding.



### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	Warrington Central
<b>Road Link</b>	M62
<b>Airport</b>	Liverpool John Lennon Airport

### Workshop and Industrial Units

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- **Total Size** : 40670 sq ft
- **Min Term** : 12 mnths
- **Max Term** : 120 mnths