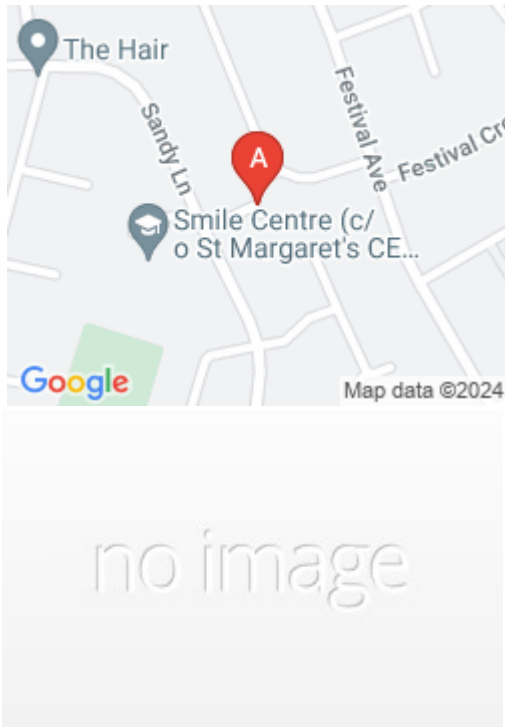


# Serviced Office Space UK

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## Warrington WA5 2UD



The offices are located near to Warrington town centre adjacent to the Tesco Extra Store. Both Warrington Central train and bus station are just 400 yards away. There are outstanding road and rail links just minutes away. The building is contained in its own grounds and there is ample on-site car parking.

This is a modern office building on three floors, each with approximately 11,000 sq ft. There is currently 3000-5000 sq ft available for occupancy. From the grand entrance on the ground floor, there is a central service core with two lifts, ladies, gents and disabled toilets on each floor. There is a shared kitchen, however, the neighbouring suite has its own self-contained kitchen. Door access via suited keys, keypads with intercom, camera and monitor. The centre has its own 3-phase electric supply and metering. High specification BT installation, including ISDN etc. The offices are decorated and carpeted throughout, and benefit from services of a nearby business centre if required. Short-term and long-term leases will be considered. Alternatively, package deals can be agreed for an all-inclusive fee.

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	Warrington Central
<b>Road Link</b>	N/A
<b>Airport</b>	City Airport Ltd

### Leased Spaces

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- **Price** : Â£250 pcm
  - **Min Price** : Â£250 pcm
  - **Min Size** : 25 sq ft
  - **Max Size** : 600 sq ft
  - **Total Size** : 3300 sq ft
  - **Min Term** : 3 mnths
  - **Max Term** : 120 mnths
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