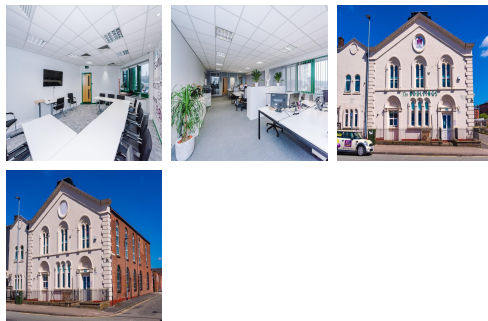


Serviced Office Space UK

Warrington WA2 7TT



The Boultings is located just 150 yards from both Warrington Central Train and Bus stations. With Bank Quay station just 3 minutes away by car and the Town Centre and Golden Square shopping centre just yards away, tenants are within walking distance of the many bars, restaurants and coffee bars that Warrington Town Centre has to offer. Liverpool and Manchester airports are both approximately 20 miles away and the M56, M62 and M6 motorways are all within 5 minutes drive of the building. There is also plenty of green space nearby, with Bricksfield and St Peter's parks just moments from the building. A short ten minute walk will also bring you to the River Mersey, which makes for a relaxing break from the office.

This space is located in a three storey building with each floor approximately 3,500 sq ft. The building has a central core housing toilets, lift and staircase and each floor can be open plan or partitioned up to suit each tenants requirements. All units come with a new fit-out to include new ceilings, new LED lighting, new carpets and new decoration. All units can also be partitioned up to suit tenants ideal layout, with meeting rooms and separate managers rooms added if required. The building can be accessed 24 hours a day and with the option of having your company signage within the space, it makes the perfect modern business environment.

transport links

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

Leased Spaces

- **Price** : Â£1 pcm
- **Min Price** : Â£1 pcm
- **Min Size** : 25 sq ft
- **Max Size** : 190 sq ft
- **Total Size** : 10500 sq ft
- **Min Term** : 3 mnths
- **Max Term** : 120 mnths