

## To Let

Multipurpose Space To Let

From 25m<sup>2</sup> (269 ft<sup>2</sup>) to 626.9m<sup>2</sup> (6,745 ft<sup>2</sup>)



## EVANS HOUSE, NORMAN STREET, WARRINGTON, WA2 7HW

- Flexible Terms
- Variety of Spaces Available
- Lift Access to All Floors

## Location

Evans House is situated on Norman Street just off Orford Lane close to its junction with the A49 Lythgoes Lane approximately ½ mile to the north of Warrington Town Centre where neighbouring properties are predominately industrial in character.

## Rates

Each unit is separately assessed, where available figures are on the third page.

## Rental

Rental prices can be seen on Page 3.

## Description

Evans House is a substantial four storey commercial building and is home to a variety of businesses. Accommodation is available to leisure activities, fitness, children's entertainment or low cost storage / workshop facility.

## Lease Terms

A new flexible lease for a negotiable term is available.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Accommodation

Gross Internal Areas can be seen on Page 3.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Malcolm Morgan      MMorgan@morganwilliams.com  
Callum Morgan      CMorgan@morganwilliams.com

## Services

Electricity and Water are connected.

Gas can be made available dependant on the unit.



For details of other properties, our website address is  
[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Available on Request**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

21.01.2016—Evans House, Norman Street

## Availability Schedule

First Floor	Availability	ft <sup>2</sup>	Rent (per annum)	Rateable Value	Service Charge
HL. 1	Available	269	£2,000	£2,200	£650
<b>Second Floor</b>					
2.2	Available	2,081	£5,250	£3,300	£2,700
2.2A	Available	705	£2,850	£1,500	£1,400
2.3	Available	705	£2,850	£1,500	£1,400
2.6	Available	289	£1,500	To be assessed	To be confirmed
<b>Third Floor</b>					
3.3	Available	6,745	£13,500	£11,500	£5,000



**Unit 3.3**

**E&OE**

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