

To Let

FIRST & SECOND FLOOR OFFICE
225.3 m² (2,425 ft²)



98 - 102 BUTTERMARKE STREET, WARRINGTON, WA1 2NZ

- Fantastic Open Plan Office Space
- Ground Floor Entrance
- On-Street Parking to the Front

Location

Prominently positioned within a busy parade of shops on the lower section of Buttermarket Street in Warrington Town Centre. On-street parking is provided to the front.

This section of Buttermarket Street overlooks and links with the A49 within 50m.

Description

A refurbished first and second floor office suite that comprises a large attractive open plan main office which has the benefit of good natural light. There are also two good sized private offices and male and female WC facilities.

The walls are plaster finished, the ceilings are predominantly suspended incorporating CAT II Lighting and the floors are carpeted.

The town centre and all its amenities are within walking distance as is Pure Gym and The Cockhedge Centre which contains an Asda Superstore.

Accommodation

Net Internal Area.

Total	225.3 m ²	2,425 ft ²
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Services

Mains electricity, water and drainage are connected.

Rates

TBC.

We expect small businesses to be eligible for 100% relief.

Rental

£12,000 per annum exclusive.

Lease Terms

Available on a new Tenants effectively Full Repairing and Insuring basis for a flexible term.

Legal Costs

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

Contact

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

Rob Bates
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For details of other properties, our website address is

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.



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