



to let.

Modern Office Space
900 ft² - 5,915 ft²

Cygnets House,
230 Cygnets Court,
Centre Park, Warrington,
WA1 1PP

MORGAN
WILLIAMS.

01925 414909

www.morganwilliams.com



Cygnets House has a prominent position fronting Lakeside Drive, the main loop road through the Park. Centre Park's on-site amenities include the Village Hotel and Leisure Club, Premier Inn Hotel and Goodwins Restaurant.

The unit is within walking distance to both Warrington Bank Quay and Warrington Central Train Stations. By car Centre Park is accessed from the A49, a major arterial route running along the eastern edge of the Town Centre providing direct, efficient access to junction 9 of the M62 and junction 10 of the M56 Motorways.

Recent plans have been accepted for the creation of a new southbound link from Wilson Patten Street to Chester Road via a new road bridge over the River Mersey to reduce southbound traffic and pressure through Bridgefoot. The local authority target date for completion is September 2018.

LOCATION

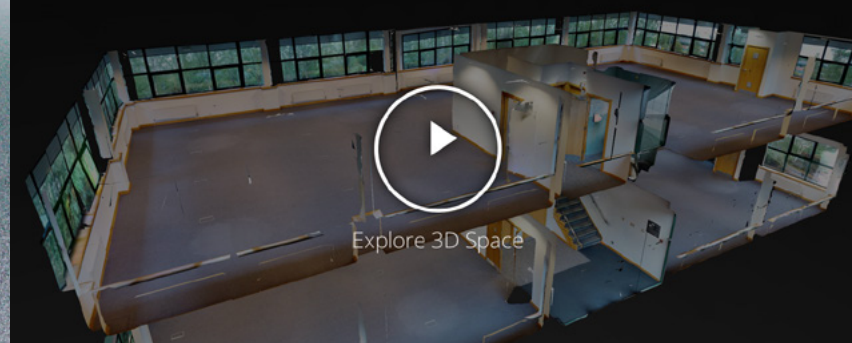
CLICK IMAGE TO VIEW IN MAPS

- Full raised access floors
- Diffused lighting within suspended ceilings
- Air conditioning system
- Gas central heating with new boilers
- Double glazing
- Gas central heating
- Secure car park with bollards
- Ground floor and first floor security doors to offices
- Data cabled to the first floor
- Internal window security shutters on the ground floor



This building forms part of Cygnet Court on Centre Park, Warrington, which is a southern extension to the Town Centre and comprises high quality accommodation in a mature and attractive landscaped environment.

230 Cygnet Court



DESCRIPTION

CLICK IMAGE TO VIEW VIRTUAL TOUR

Ground Floor: 274.9 m² | 2,958 ft²

First Floor: 274.9 m² | 2,958 ft²

Total: 549.8 m² | 5,916 ft²

(updated Dec 17) **SUITES AVAILABLE FROM 900 ft²**

ACCOMMODATION

Lease Terms: Terms to be agreed.

Rateable Value: Ground floor: £37,250 | First floor: £37,250

Payable per floor 2017/18: £17,843

For small suites new assessments required.

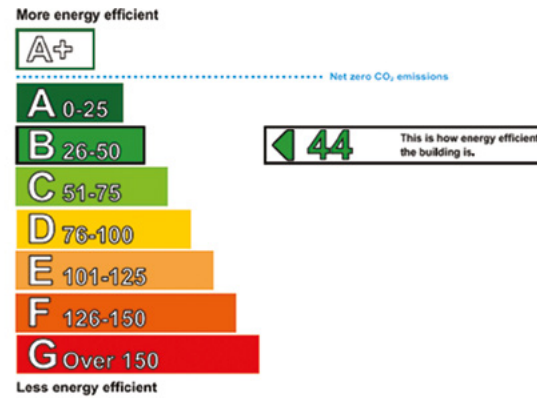
Rental: Available upon application.

Service Charge: A service charge breakdown can be provided on request

Legal Costs: Each party is responsible for their own legal costs

VAT: Rents quoted are exclusive of, but subject to VAT

EPC:



To arrange a viewing or for more information please contact
Morgan Williams on: 01925 414909

Malcolm Morgan: mmorgan@morganwilliams.com

Callum Morgan: cmorgan@morganwilliams.com

Joshua Morgan: jsmorgan@morganwilliams.com



MISREPRESENTATION ACT: All agents and the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.