

TO LET

High Quality Serviced Offices

78.7 m² (847 ft²) to 257.7 m² (2,774 ft²)
336.4 m² (3,621 ft²) to 672.8 m² (7,247 ft²)



HESKETH HOUSE LIVERPOOL ROAD WARRINGTON WA5 1RX

- * Air conditioned *
- * High specification *
- * Secure car parking available *
- * Impressive manned reception *
- * On site catering, dental and medical facilities *
- * Available on flexible short-term lease *

01925 414909

LOCATION

Located on the western edge of Warrington Town Centre within a short walking distance of the main shopping, banking and all other amenities.

Liverpool Road forms part of the main A57 and provides good access to the Regional Motorway Network via the M6/M62 and M6/M56 Interchanges, which lie 4 miles north and south respectively.

Bank Quay Station which is on the main London-Glasgow Line is situated close to the property. Central Station (Manchester-Liverpool line) is a 5-minute drive away.

Manchester International Airport is a 25-minute drive time. Liverpool Airport is a 20-minute drive.

DESCRIPTION

Comprises 2 upper floors of high quality air conditioned offices served by an impressive ground floor reception area.

Each floor is appointed to a high specification and contains a mixture of open plan and private offices formed in demountable modular partitioning.

FEATURES INCLUDE: -

- Air conditioning
- Suspended ceilings with Category II lighting
- Category V IT cabling
- Skirting trunking throughout with recessed floor sockets
- Internal telephone exchange with capacity for external lines
- Quality decorations
- Fully carpeted
- Manned reception facility
- Car parking
- 24-hour security
- Conference room facilities
- On-site catering facilities
- Dental and medical facilities.

ACCOMMODATION

First Floor:	336.4 m ²	3,621 ft ²
Second Floor:	<u>336.4 m²</u>	<u>3,621 ft²</u>
Total Gross Internal Area:	672.8 m ²	7,242 ft ²

Each floor is available separately or both can be let for single occupancy.

The minimum suite size available is 78.7 m² (847 ft²)

BUSINESS RATES

Separate Rating Assessments are being obtained for the accommodation.

An estimate of the Business Rates payable will be provided upon application.

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1. Whilst the information given in these particulars is 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.

CENTRAL HOUSE • CENTRAL WAY • WINWICK STREET • WARRINGTON • CHESHIRE • WA2 7TT

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MORGAN • WILLIAMS
COMMERCIAL LLP
CHARTERED SURVEYORS

LEASE

Available on an Internal Repairing excluded tenancy for a term of up to 3 years.

RENTAL

Upon application.

SERVICE CHARGE

A service charge will be levied in respect of the following main items: -

- Building Maintenance
- Building Insurance
- Cleaning and maintenance of common parts
- Air conditioning running costs
- Reception facility
- Management
- Conference facilities will be charged out on an hourly rate
- Dental and medical facilities will be charged on a user basis

Further details of the service charge and other facilities charges are available upon request

LEGAL COSTS

Each party is to bear its own legal costs.

VIEWING

By appointment with Sole Agents : **MORGAN WILLIAMS** : 01925 414909

(Ref: MAW)



For details of other properties, our website address is www.morganwilliams.com

Liverpool Road Hesketh House