

# TO LET

**EXCLUSIVE OFFICES**  
**435.3 m<sup>2</sup> (4684 ft<sup>2</sup>)**



**FIRST FLOOR**  
**THE BREW HOUSE**  
**WILDERSPOOL BUSINESS PARK**  
**WARRINGTON**  
**WA4 6HL**

## **LOCATION**

The Brew House is prominently situated on Wilderspool Causeway (A49) on the South side of Warrington Town Centre.

The property has excellent links to the M56 Motorway with Junction 10 only 2.5 miles away close to the intersection with the M6 Motorway. Stockton Heath village with local shops and restaurants is within walking distance and Warrington Town Centre is only 1 mile to the North.

01925 414909

## DESCRIPTION

The Brew House provides contemporary office accommodation within an attractive 18<sup>th</sup> Century building on this exclusive Bruntwood Development. Forming part of a former brewery complex this attractive brick building with sandstone features offers high quality office accommodation. The suite combines open plan accommodation with high quality partitioning providing further private offices.

Features include:

- Category II Lighting
- Raised floors
- Part air-conditioning
- Fully carpeted
- Lifts
- 24 hour electronic access.

The building is set within attractive landscaped surroundings and the suite benefits from 25 parking spaces within this secure barrier controlled Business Park.

## ACCOMMODATION

Net Internal Area                      **435.3 m<sup>2</sup>**                      **4684 ft<sup>2</sup>**

## SERVICE CHARGE

A service charge is payable to include landscape maintenance, external repairs, maintenance of common areas, site security and management

## LEASE TERMS

The premises are available by way of assignment of an existing internal Repairing and insuring lease which expires 18th May 2013.

## RATES

Rateable Value: To be separately assessed.

## RENT

£78,536 pa

## LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's legal costs incurred in this transaction.

## VIEWING

By appointment with Sole Agents: **MORGAN WILLIAMS: 01925 414909**  
(Ref: MLM)

**For details of other properties, our website address is**

[www.morganwilliams.com](http://www.morganwilliams.com)

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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.

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