

# TO LET

## Refurbished Office Suites

155m<sup>2</sup> ( 1,670ft<sup>2</sup>)  
to  
511m<sup>2</sup> ( 5,500ft<sup>2</sup>)

**BANK QUAY HOUSE  
SANKEY STREET  
WARRINGTON  
WA1 1NN**

### LOCATION

Located opposite Warrington Town Hall and a short walk from the Town Centre Shopping and other amenities.

Bank Quay station on the London – Glasgow line is a 5 minute walk and the property enjoys good road access.

### DESCRIPTION

Quality refurbished office space offering a range of suite sizes from 155m<sup>2</sup> (1,670 ft<sup>2</sup>) upwards.

01925 414909

## FEATURES

New glass fronted reception with manned desk,  
Automatic passenger lift,  
Suspended ceilings with Cat 2 lighting,  
High quality finishes & fitted carpets,  
Individual gas fires central heating systems,  
Air conditioning and raised floors available as an option,  
Car parking.

## LEASE

Available on a Flexible Lease.

## RENT

£9.50 ft<sup>2</sup> + VAT

## SERVICE CHARGE

Capped at £2.00 ft<sup>2</sup>

## FOR FURTHER DETAILS

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(Ref: MAW)

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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