

TO LET

(BY WAY OF LICENCE)

OFFICE BUILDING

424 m² (4,559 ft²)



**ROWAN HOUSE
PADGATE BUSINESS PARK
GREEN LANE
WARRINGTON
WA1 4JN**

Website: <http://www.padgatebusinesspark.com>

LOCATION

The property is located within a residential area of Padgate approximately 2 miles north east of Warrington Town Centre, off Green Lane, but adjoining playing fields. Access to the surrounding motorway network is easily made via the A574 Birchwood Way or alternatively via the A57 Manchester Road.

01925 414909

MORGAN•WILLIAMS
COMMERCIAL LLP
CHARTERED SURVEYORS

DESCRIPTION

The centre consists of three independent buildings traditionally built of solid brick elevations. Two designated car parking spaces are reserved for this suite and there is additional parking available on site.

Rowan House is a two-storey building having undergone a major programme of refurbishment to now provide good quality office accommodation benefiting from suspended ceilings, electric heaters, and fully carpeted. WC and kitchen facilities are available.

ACCOMMODATION

We calculate the following net internal areas in accordance with the RICS Code of Measuring Practice.

424 m²

4,559 ft²

SERVICES

Mains water, electricity and drainage are connected to the buildings.

There is an electrical heating system.

RATES

To be assessed.

LEASE TERMS & RENTAL

The suite is available at an annual rent of £35,000 per annum. The Tenant is responsible for internal repairs and for payment of business rates, water rates and electric charges. The service charge is £2 per sq ft.

LEGAL COSTS

The Tenant will be responsible for a contribution of £150.00 towards the Lease Agreement.

VIEWING

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

For details of other properties, our website address is 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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