

to let

Office Suites Within Attractive Period Building

Ground Floor:	28.1 m <sup>2</sup>	302 ft <sup>2</sup>
First Floor:	72.1 m <sup>2</sup>	776 ft <sup>2</sup>
	11.9 m <sup>2</sup>	128 ft <sup>2</sup>



Walton Lodge

Hillcliffe Road

Walton

Warrington

WA4 6NU

- South Warrington
- Landmark Building
- 3 miles from Junctions 10 & 11 of the M56
- Close to Stockton Heath Village

MORGANWILLIAMS.com

**01925 414909**

## Location

The property occupies a prominent location at the junction of Walton Road and Hillcliffe Road in Walton, an exclusive residential suburb, 1½ miles south of Warrington Town Centre.

It lies just off the main A56 which provides good access to the Regional Motorway Network via Junctions 10 & 11 of the M56, 3 miles from the property.

Excellent shopping, restaurant and banking facilities are available within Stockton Heath Village, ½ mile away.

## Description

An attractive former Georgian Coach House built of brick with a pitched slate roof.

The interior of the building has been refurbished to a good standard to provide quality office accommodation on 2 floors and comprising both open plan and cellular floor space.

There is a landscaped car park at the side of the building and a walled garden to the front.

## Accommodation

Net Internal Areas.

Ground Floor Suite :	28.1 m <sup>2</sup>	302 ft <sup>2</sup>
First Floor Suite:	72.1 m <sup>2</sup>	776 ft <sup>2</sup>
First Floor Suite:	11.9 m <sup>2</sup>	128 ft <sup>2</sup>

## Services

All mains services are connected.

The property contains gas-fired central heating.

## Lease Terms

Available on short-term flexible tenancy agreements.

## Rental

Individual suites are available with fully inclusive rents to include:- Gas, Electric, Business Rates, Water & Sewerage Rates, Building Insurance and Communal Areas.

Other facilities on request; Parking, Telephone/Data, Reception/Secretarial/Admin, Boardroom Meeting facilities including AV, available at extra cost.

Ground Floor Suite: £600 pcm.  
First Floor Suite (776 ft<sup>2</sup>): £1,500 pcm.  
First Floor Suite (128 ft<sup>2</sup>): £320 pcm.

## Legal Costs

The Landlord will provide the Tenancy Agreements.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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**SUBJECT TO CONTRACT**

**EPC Score Band D**

## E&OE

1. Whilst the information given in these particulars are 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.