

To Let

Serviced Office Suites

9.3m² (100 ft²) to 185.9m² (2,000 ft²)



PORTAL BUSINESS CENTRES, DALLAM COURT, DALLAM LANE, WARRINGTON, WA2 7LT

- Flexible Fully inclusive license agreements
- Manned Central Reception
- High Speed Broadband

Location

In recent years Warrington has become one of the premier business locations in the North West with many well known companies choosing it as their base.

Superb access links by road, rail and air and the close proximity of both Manchester and Liverpool means easy access for the commuter. Warrington Central train and bus station are within a five minutes walk.

Excellent access to the motorway network, including the M6, M56 and M62 make Warrington the ideal location for your business.

Description

The Business Centre hosts an impressive central reception area, meeting rooms, a private lounge and the latest telecoms and internet technology. Secure parking for both you and your visitors is also included in the package.

You can move in immediately with office furniture, receptionist, mail handling and telephone message all provided in our fully inclusive price. The offices are decorated, carpeted and furnished to an extremely high standard providing a professional, modern and secure working environment for you and your business.

Portal's professional and friendly team are far more than just your office supplier. We are a true extension to your business – meeting and greeting your visitors, managing your calls and providing a range of administrative support services when you need them.

Prospective occupiers can choose between self-contained suites, smaller fully serviced offices or a workstation in a shared office.

Accommodation

Accommodation summarised on Page 3.

Services

Broadband and telecoms managed on your behalf.

Mail handling and additional administration services.

Fax, photocopier and scanning facilities.

24 hour access and on site CCTV.

Rental

Costs summarised on Page 3.

Lease Terms

Available by license on flexible terms.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

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

Callum Morgan CMorgan@morganwilliams.com
Joshua Morgan JSMorgan@morganwilliams.com



For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C - 68



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.

| GROUND FLOOR | | | FIRST FLOOR | | |
|--------------------------------------|-------------|----------------|--------------------------------------|-------------|----------------|
| Room Size | Room Number | Monthly Rental | Room Size | Room Number | Monthly Rental |
| 100-200 sq ft 1-3 workstations | 8 | £395 | 200-300 sq ft 3-4 workstations | 101 | £730 |
| | 10 | £395 | | 105 | £725 |
| | 4 | £395 | | 106 | £725 |
| | 4a | £695 | | 121 | £725 |
| | 7 | £695 | 300-400 sq ft 4-6 workstations | 107 | £1150 |
| | 9 | £695 | | 114 | £1350 |
| 200-300 sq ft 4-5 workstations | 2 | £1050 | | 115 | £1275 |
| | 3 | £1050 | | 116 | £1275 |
| | 5 | £995 | | 117 | £1050 |
| | 14 | £1095 | 400-500 sq ft 6-8 workstations | 102 | £1450 |
| | 15 | £1075 | | 103 | £1450 |
| | 16 | £1150 | | 104 | £1450 |
| 300-400 sq ft 6 workstations | 1 | £1395 | | 108 | £1450 |
| | 6 | £1350 | | 109 | £1450 |
| | 11a and 11b | £1195 | | 110 | £1450 |
| 400-500 sq ft 7-8 workstations | 17 | £1625 | 112 | £1550 | |
| | 20 | £1650 | 113 | £1675 | |
| 500-1,250 sq ft 8-12 workstations | 18 | £2675 | 118 | £1795 | |
| | 21 | £1550 | 500-1,400 sq ft 8-15 workstations | 120 | £2650 |
| | 22 | £3495 | | 122 | £2695 |
| | 23 | £2795 | | 123 | £1795 |
| | 25 | £1550 | | | |

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| AVAILABILITY | | |
|--|-------------------------------------|-----------|
| Office | Workstations | Available |
| Room 18/19 | 10-11 desks with one internal room | May |
| Room 4 | 2-3 desks | Now |
| Room 2 | 4 desks with internal room | Now |
| Room 3 | 4-6 desks | Now |
| Room 107 | 4-5 desks | Now |
| Room 4a | 1-2 desks | Now |
| Room 23 | 13-15 desks with two internal rooms | Now |
| Room 108 | 6-8 desks | June |
| Room 123 | 7-9 desks | June |
| Workstation prices from £195 per month, including phone and standard broadband connection. Other packages are available. | | |

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