

# to let

Air-Conditioned Office Suites

55.7 m<sup>2</sup> (600 ft<sup>2</sup>)  
78.0 m<sup>2</sup> (838 ft<sup>2</sup>)



Padgate Business Park  
Green Lane  
Warrington  
WA1 4JN

- Semi-Rural Aspect
- Close to M6 Motorway
- Immediate Occupation
- Flexible Lease Terms

**MORGANWILLIAMS**.com

**01925 414909**

## Location

Padgate Business Park is approximately 2 miles north east of Warrington Town Centre, just off Green Lane, which links with the A57 Manchester Road giving convenient access to the M6 Motorway and Warrington Town Centre.

The Business Park is situated in a pleasant well-regarded and established residential area with local shopping amenities available close by. The Business Park is set within attractive semi-rural grounds with car parking and playing fields adjoining.

## Description

The Business Park consists of three independent buildings traditionally built of solid brick elevations under pitched and slated roof slopes.

The suites provide open-plan offices, benefiting from suspended ceilings, air conditioning and being fully carpeted.

The suites are light and airy with windows to two elevations over looking the Business Park entrance and surrounding playing fields.

Shared WC and kitchen facilities are available.

Two car parking spaces are reserved for each suite and there is additional parking available on site.

## Accommodation

|                       |                     |                     |
|-----------------------|---------------------|---------------------|
| Suite 4 Maple House:  | 55.7 m <sup>2</sup> | 600 ft <sup>2</sup> |
| Suite 6 Maple House:  | 55.7 m <sup>2</sup> | 600 ft <sup>2</sup> |
| Suite 9 Beech House:  | 80.4 m <sup>2</sup> | 865 ft <sup>2</sup> |
| Suite 16 Rowan House: | 62.0 m <sup>2</sup> | 667 ft <sup>2</sup> |
| Suite 17 Rowan House: | 42.5 m <sup>2</sup> | 463 ft <sup>2</sup> |
| Suite 18 Rowan House: | 78.0 m <sup>2</sup> | 838 ft <sup>2</sup> |

## Services

Licensees are responsible for their own electricity, telecommunications, business rates and broadband.

## Rates

For eligible small businesses the rates payable applicable to these suites will be zero.

## Rental and Lease Terms

New Licenses for flexible terms are available. Details on request.

The quoting rents are:

|                       |                             |
|-----------------------|-----------------------------|
| Suite 4 Maple House:  | £7,500 plus VAT per annum.  |
| Suite 6 Maple House:  | £7,500 plus VAT per annum.  |
| Suite 9 Beech House:  | £10,350 plus VAT per annum. |
| Suite 16 Rowan House: | £9,000 plus VAT per annum.  |
| Suite 17 Rowan House: | £6,000 plus VAT per annum.  |
| Suite 18 Rowan House: | £9,750 plus VAT per annum.  |

## Service Charge

A service charge will be levied for communal areas. Currently £750 per annum plus VAT.

## Licence Costs

The Licensee will be responsible for a contribution of £300 + VAT towards the licence agreement.

## Contact

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

Rob Bates [rbates@morganwilliams.com](mailto:rbates@morganwilliams.com)

For details of other properties, our website address is

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

**SUBJECT TO CONTRACT**

**Individual EPC's Available on Request**

### 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.



Suite 4 Maple House



Suite 6 Maple House



Suite 16 Rowan House



Suite 17 Rowan House

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.