

to let

Office Suites—Various Sizes



Causeway Bridges Business Centre
Old Alder Lane
Burtonwood
Warrington
WA5 4BN

- Attractive Barn Conversion
- Air Conditioned Office Suite
- On-Site Parking

MORGANWILLIAMS.com

01925 414909

Location

An attractive rural location with both J9, M62 and J22, M6 conveniently located within a 5 minute drive of the premises

Manchester and Liverpool airports are each within 30 minutes drive and the Gemini Business park with retail, dining and other amenities is close by.

Description

An attractive two-storey barn conversion which has been tastefully redeveloped providing modern office accommodation which is let out on a room-by-room basis.

The redevelopment has taken into account the character of the building with many of the original features still visible. The office suites have been recently refurbished.

The main features of the building are:-

- Cat 2 Lighting
- Double Glazed
- Alarmed & CCTV
- Dual purpose heating/air-conditioning units
- Communal Kitchens,
- Communal WC and disabled toilet
- Lift
- Extensive on site parking
- Peaceful rural location yet in close proximity to M62/M6 Motorways

Accommodation

IPMS 3—Offices

Office 1	48.5 m ²	521 ft ²
Office 2	56 m ²	603 ft ²
Office 3	30.2 m ²	324 ft ²

Services

Mains electricity, water and drainage are available.

Internet is available to Tenants by way of a contribution (dependent on staff numbers), or Tenants are welcome to establish their own line with appropriate internet service providers.

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.

Rates

Office 1:

- Rateable Value: £6,000.
- Rates Payable 21/22: £2,994.

Office 2:

- Rateable Value: £3,750.
- Rates Payable 21/22: £1,871.25.

Office 3:

- Rateable Value: £3,950.
- Rates Payable 21/22: £1,971.05.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through the Council to check eligibility.

Rental & Service Charge

The stated Rents include a Service Charge, which is levied to cover the communal cleaning and maintenance and the maintenance of the external areas.

- Office 1: £10,500 per annum.
- Office 2: £12,000 per annum
- Office 3: £5,670 per annum.

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.

Joshua Morgan CMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C—70

