

to let

First Floor Office/Studio

42.8 m² (461 ft²)



Suite E
The Stables Business Centre
Erwood Street
Warrington
WA2 7NW

- Fully Refurbished
- Delightful Flexible Workspace
- Well Maintained Building
- Great Location Opposite Halliwell Jones

MORGANWILLIAMS.com

01925 414909

Location

Located within Warrington Town Centre in a busy commercial area just off Tanners Lane and adjacent to the Halliwell Jones Rugby Stadium and Tesco Extra.

The property has good access onto the main A49 with the M6/M62 interchange approximately 3 miles north.

Description

A completely refurbished modern first floor open plan office/studio with ground floor access situated within a converted period building, that includes various other businesses. The suite was previously used as a beauticians.

The suite benefits from the following features:-

- Newly carpeted.
- LED lighting.
- Fibre WiFi.
- Cat 6 data.
- CCTV.
- Gas heating.

The suite includes a sink unit and window overlooking the Halliwell Jones Rugby Stadium.

1 car parking space is allocated to the suite, additional on-street parking is available.

Accommodation

Net Internal Area

| | | |
|-------|---------------------|---------------------|
| Total | 42.8 m ² | 461 ft ² |
|-------|---------------------|---------------------|

Services

Mains electricity, water and drainage are connected.

A gas heating system is installed.

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.

Lease Terms

The premises are available on a new lease for a flexible term.

Rental

£150 per week inclusive of all bills.

Service Charge

Included in the rent.

Contact

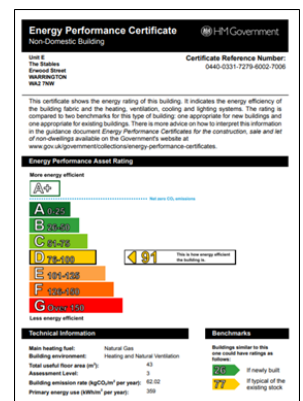
For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates

RBates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com



SUBJECT TO CONTRACT
EPC Score Band D-91