

to let

First Floor Office Suite

252 m² (2,716 ft²) (May Split)



First Floor
Empire Court
30 Museum Street
Warrington
WA1 1LE

- Refurbished Office Space
- Competitive Rental Just £10 psf
- Flexible Size Options
- 9 Allocated Car Parking Spaces

MORGANWILLIAMS.com

01925 414909

Location

Empire Court is situated in Warrington Town Centre, a two minute walk from Warrington Bank Quay railway station and a five minute walk from Warrington bus station. The building is also well located for all the Town Centre's major retail, banking and leisure facilities.

Warrington is strategically positioned midway between Manchester and Liverpool offering excellent road communications to Junctions 8, 9 and 10 of the M62, Junctions 9, 10 and 11 of the M56 and Junctions 20 or 21 of the M6. The nearby Manchester and Liverpool John Lennon Airports provide an extensive range of domestic, European and worldwide flights.

Description

The available office suite is on the first floor of an imposing 3 storey office building of brick construction with a pitched slate roof. The accommodation provides the following features:

- Passenger lift
- Raised floors
- Gas central heating
- Suspended ceilings incorporating recessed lighting
- Double glazing
- Separate core ladies, gents and disabled WC facilities
- 9 car parking spaces.

Immediately to the rear of the building is the enclosed car park, accessed off Museum Street.

Accommodation

Net Internal Area

First Floor	252 m ²	2,716 ft ²
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Can be split to form various size options, please contact us for details.

Services

All mains services are available.

Rates

Rateable Value: £19,000.
Payable 2018/19: £9,120.

Lease Terms

A new lease is available for a flexible term.

Rental

£27,500 per annum exclusive of VAT.

Service Charge

There is a service charge payable of £4.50 per ft² to cover services, facilities and building maintenance.

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.

Rob Bates RBates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C-61



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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.



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