

to let

Exclusive Office Suite

61.7 m² (664 ft²)



Suite 3
720 Mandarin Court
Centre Park
Warrington
WA1 1GG

- Ground Floor Modern Bespoke Office Suite
- High Quality Fit-Out
- Modern Business Park

MORGANWILLIAMS.com

01925 414909

Location

Prominently situated within the popular and well established Warrington Centre Park, conveniently located for Warrington Town Centre, Warrington Bank Quay Railway Station and all the town centre's banking, retail and leisure amenities. Warrington Centre Park is easily accessible from the region's motorway network including J20/21 M6, J10/11 M56 and J9 M62.

The unit is walking distance from Warrington Town Centre and Bank Quay Railway station although there is also a shuttle bus service that runs from the Town centre. Leisure amenities at Warrington Centre Park include a DeVere Village Hotel & Leisure Club with Starbucks, Travel Inn and The Waterside Pub & Grill and The Waterside Hotel.

Other occupiers include Countryside Properties, DeVere, Phonak, Baker Tily and G4S.

Description

720 Mandarin Court is a modern self contained two storey office building fully refurbished for occupation. The property is situated on Centre Park, an established master planned office and commercial development.

There are new carpets fitted throughout with full access raised floors, comfort cooling and heating. Suspended ceilings with LG7 lighting. There are Male, female and disabled WCs.

Accommodation

Net Internal Area

| | | |
|----------------------|---------------------|---------------------|
| Suite 3 Ground Floor | 61.7 m ² | 664 ft ² |
|----------------------|---------------------|---------------------|

Services

All mains services are available including air-conditioning.

Rates

To be separately assessed, expected to come under the small business rating threshold.

Lease Terms

A new Lease is available for a flexible term.

Rental

£12,000 per annum plus VAT. A service charge will be levied for the communal areas.

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.

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|----------------|-----------------------------|
| Malcolm Morgan | MMorgan@morganwilliams.com |
| Joshua Morgan | JSMorgan@morganwilliams.com |
| Callum Morgan | CMorgan@morganwilliams.com |

For details of other properties, our website address is www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band C

| | |
|--|--|
| 720, Mandarin Court WARRINGTON WA1 1GG | Energy rating C |
| Valid until 9 March 2026 | Certificate number 0296-0274-9330-4000-4603 |

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.