

# to let

High Quality Office Building

107.3 m<sup>2</sup> (1,155 ft<sup>2</sup>)



Unit 6 Bankside  
Crosfield Street  
Warrington  
WA1 1UP

- Rateable Value Under £12,000
- 5 On-Site Car Parking Spaces
- Short Walk into Warrington Town Centre
- Modern Accommodation
- 2 Open Plan Floors

**MORGANWILLIAMS**.com

**01925 414909**

## Location

Bankside is situated close to Warrington Town Centre at the junction of Crosfield Street and Liverpool Road (A57) / Sankey Street.

Warrington is a popular business area situated between Liverpool and Manchester which enjoys convenient access to the surrounding motorway network. Bank Quay railway station is within 200 metres of the property, which is on the main London Euston/ Glasgow express line.

## Description

Bankside is an attractive development that comprises eight self contained offices with a large car park at the rear, where 5 spaces are allocated to Unit 6. Also within the scheme are Aldi and Iceland food stores.

The property comprises a modern self contained two storey office building that is mainly open plan with windows to the front and rear.

The property is appointed to a high standard to incorporate the following features:

- \* Gas Fired Central Heating.
- \* Suspended Ceilings.
- \* Modern Lighting.
- \* Open Plan Kitchenette.
- \* Double Glazed Windows.
- \* WC Facilities including Disabled.

## Accommodation

Net Internal Area

Ground	49.7 m <sup>2</sup>	535 ft <sup>2</sup>
First	57.6 m <sup>2</sup>	620 ft <sup>2</sup>
<b>Total</b>	<b>107.3 m<sup>2</sup></b>	<b>1,155 ft<sup>2</sup></b>

## Rates

Rateable Value: £11,750.  
Non Small Business Payable 2022/23: £5,863.  
Current Small Business Payable: Nil.

Qualifying small businesses should be fully exempt from business rates at the present time. However, this is under review.

## Lease Terms

The property is available on a new Tenants Full Repairing and Insuring Lease for a 3, 5 or 10 year term, incorporating upward only Rent Reviews at 3 yearly intervals.

There will be a service charge payable for site maintenance and common areas.

## Rental

£16,500 per annum plus VAT.

## 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  
or details of other properties, our website address is  
[www.morganwilliams.com](http://www.morganwilliams.com)

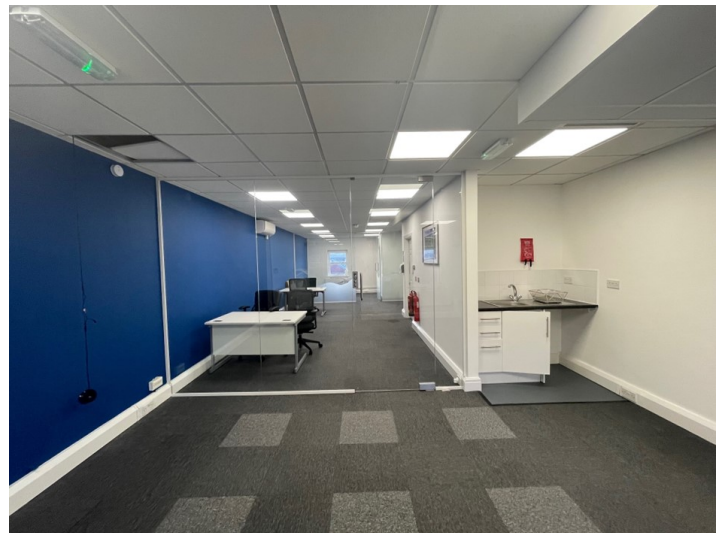
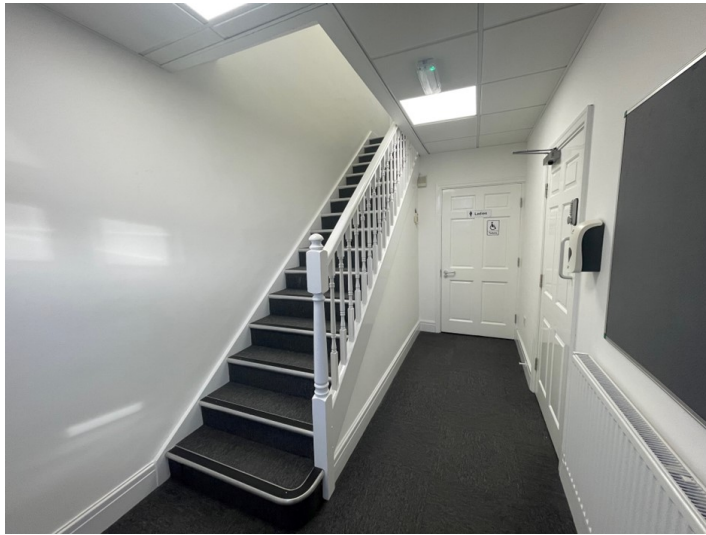
**SUBJECT TO CONTRACT**

**EPC - 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.





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