

to let

First Floor Office Suite

65 m² (700 ft²)



Fernden House
Chapel Lane
Stockton Heath
Warrington
WA4 6LL

- Village Centre Location
- Predominantly Open Plan
- All Inclusive Rental
- Zero Business Rates for Qualifying Occupiers
- Excellent Natural Light
- Office Furniture Available

MORGANWILLIAMS.com

01925 414909

Location

Located within Stockton Heath Village, 2 miles south of Warrington Town Centre.

Stockton Heath has a vibrant Village Centre, which contains excellent shopping, restaurant and leisure facilities and other amenities.

It enjoys good access to Junction 10 of the M56 Motorways 2 miles south via the main A49.

Description

A superb first floor office suite within this centrally located office building within the heart of Stockton Heath Village.

The property contains a wide range of professional businesses and occupiers offering a pleasant working environment.

Internally the suite is open plan with a private office and storage facility.

The suite benefits from 2 no. allocated on site car parking spaces.

On-street and Village centre parking is available nearby.

Flexible lease terms are offered and availability is immediate.

Shared wc and kitchen facilities are provided.

The suite is available furnished subject to additional negotiation.

Accommodation

Net Internal Area

First Floor	65 m ²	700 ft ²
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Services

Mains electricity, water, gas and drainage are connected.

Rates

Rateable Value: £5,800.

Small Business Payable: Zero.

Non-Small Business Rates Payable 2022/23: £2,895.

We understand the Small Business Rate relief will be reviewed on the 1st April 2022 and the current situation may be subject to change.

Lease Terms

The suite is available on a new lease for a flexible term.

Rental

£1,500 per month inclusive of service charge to cover: electricity, gas, water, communal areas, buildings insurance and external maintenance.

VAT

We are advised that the property is not currently registered for VAT.

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 - Available on Request

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.