

to let

Lovely Convenient First Floor Office

69.7 m² (750 ft²)



First Floor
196 Chester Road
Warrington
WA4 6AR

- Prime South Warrington Location
- Self-Contained
- Prominent Location
- Independent Rear Access
- Plentiful Roadside Parking

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently situated on the corner of Meadow Avenue and the A5060 Chester Road, to the south of Warrington Town Centre.

Chester Road is a principle route to and from Warrington Town Centre from the south, which links with the M56 motorway and as such carries large volumes of passing traffic, making this location ideal for a variety of retail trades.

Description

We are pleased to offer for rent a lovely first floor self contained office suite.

Its location is ideal, being close to Warrington Town Centre, without the traffic congestion.

The suite has its own independent access from the rear.

Internally the accommodation comprises 3 separate rooms and kitchen and wc facilities.

The space is light and airy throughout and benefits from a prominent signage opportunity to the front elevation.

There is lots of available on street parking in the surrounding roads.

Accommodation

Net Internal Area

Total	69.7m²	750 ft²
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Services

Mains electricity, water and drainage are connected.

Rates

We are of the opinion that the Rateable Value will qualify for small business rates relief in full.

Lease Terms

A new tenants effectively Full Repairing and Insuring lease, for a flexible term, is available direct from the Landlord.

Rental

£12,000 per annum.

VAT

We are advised that VAT is not currently applicable to this property.

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 TBC

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.