

to let

First Floor Office with Storage

11.5 m<sup>2</sup> (124 ft<sup>2</sup>)



19 London Road  
Stockton Heath  
Warrington  
WA4 6SG

- Village Centre Location
- Accessed from London Road
- Forge Car Park Opposite
- Budget Cost All In Rent
- Ideal Transition from Working at Home

MORGANWILLIAMS.com

01925 414909

## Location

The property is prominently situated on the A49 London Road within Stockton Heath Village Centre, close to the swing bridge.

Stockton Heath is a busy shopping area, where excellent local amenities are available. A Morrisons store and petrol filling station is situated within 400m. Warrington Town Centre is 2 miles to the north.

This stretch of London Road has increased in popularity with occupiers in recent times and contains several independent retailers making it an interesting and vibrant section of the Village.

## Description

A rare opportunity to Lease a small commercial unit on the high street.

The property comprises a first floor office and store. A wc facility can be provided.

This is an ideal opportunity for a small business transition from working at home.

The rent is all inclusive direct from the Landlord.

## Accommodation

Net Internal Area

<b>Total</b>	<b>11.5 M<sup>2</sup></b>	<b>124 ft<sup>2</sup></b>
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## Accommodation

Electricity and gas are available.

## Rates

Included in the rental.

## Lease Terms

Available on a Licence basis for a flexible term.

## Rental

£500 pcm all inclusive.

## VAT

We are advised that VAT is not applicable to the 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](http://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.
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