

to let

First Floor Office Space

173.6 m² (1,868 ft²)



Suites 1 & 2
Mayne Coaches
Marsh House Lane
Warrington
WA1 3QU

- Modern Office Space with Lift
- Ample Secure Car Parking
- Lift Access to 1st Floor

MORGANWILLIAMS.com

01925 414909

Location

Prominently located on Marsh House Lane half a mile north of Warrington Town Centre.

Good access to the main A49 and A57 and to Junctions 21 of the M6 and 9 of the M62.

Rates

Rateable Value: £18,550.

Business Rates Payable 2023/24: £9,256 (approx).

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

Description

First floor office accommodation within a two storey building incorporating a passenger lift. Comprising an open plan office suite, a fitted kitchen, and separate male and female toilets with disabled facilities.

Attractively fitted out with a suspended ceiling incorporating Category II lighting, skirting and carpet tiles throughout.

There is a secure car park fronting the building.

Rental & Lease Terms

The suites are available in the sum of £22,500 per annum. Available on a new lease for a negotiable term, outside of the provisions of the Landlord & Tenant Act 1954.

VAT

We are advised that the above rental is subject to VAT at the prevailing rate.

Accommodation

Net Internal Area

Total	173.6 m ²	1,868 ft ²
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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

All mains services are available.

Gas-fired central heating system.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Ian Scott iscott@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band Suites 1 & 2 - C

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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