



## Park Manor, Victoria Park, Knutsford Road, Warrington, WA4 1DQ

### First Floor Office Suites

#### Summary

|                       |                                       |
|-----------------------|---------------------------------------|
| <b>Tenure</b>         | To Let                                |
| <b>Available Size</b> | 100 to 174 sq ft / 9.29 to 16.17 sq m |
| <b>Rent</b>           | £6,000 - £7,800 per annum             |
| <b>Business Rates</b> | Upon Enquiry                          |
| <b>BER Rating</b>     | Upon enquiry                          |

#### Key Points

- Prestigious Landmark Building
- Home to 'Spirit Restaurant'
- Individual Office/Business Suites
- Pleasant Approach Through Victoria Park

## Description

Park Manor is a most attractive and appealing Grade II Listed Georgian Manor House that is home to the well established Spirit Restaurant at ground floor level.

The upper floor provides individual office/business rooms that are available for letting purposes.

The suites are accessed off the welcoming central entrance door which leads to a communal hallway and stairway to the upper floors.

The suites are arranged off a central landing area and most enjoy private windows overlooking Victoria Park.

The suites would suit a variety of small businesses in this beautiful and pleasant working environment, including office, beauty, treatment, clinical etc.

To the front is a communal car park.

## Location

Park Manor is a beautiful Grade II Listed Georgian Manor House located in Victoria Park just 5 minutes from Warrington Town Centre and the areas of Stockton Heath, Appleton and Grappenhall.

Park Manor is accessed through Victoria Park, just off the A57 Knutsford Road, which leads directly into Warrington Town Centre within 1/2 mile and to Latchford and the M6/ M56 interchange to the south east.

## Rental

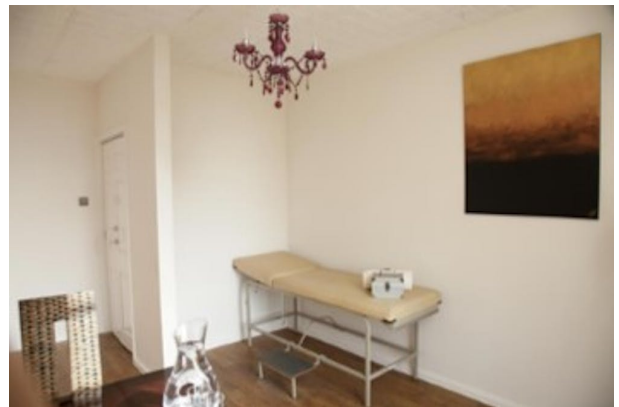
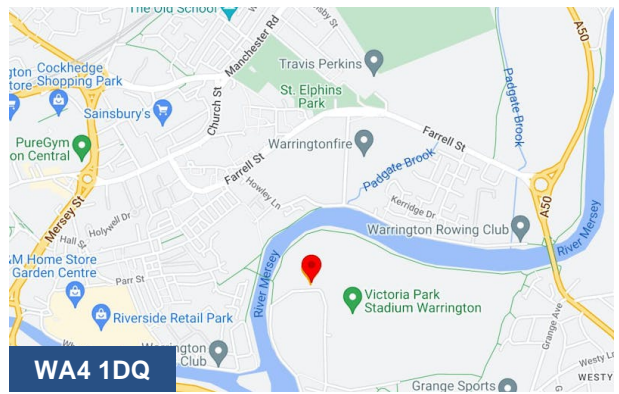
Suite 5: £500 pcm.

Suite 8: £600 pcm.

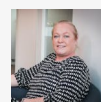
Suite 9: £650 pcm.

Suite 17: £600 pcm.

The rental is all inclusive, except internet and telephone, these services can be provided at additional cost.



## Viewing & Further Information



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