



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

### First Floor Office Space

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,868 sq ft / 173.54 sq m
<b>Rent</b>	£22,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

#### Key Points

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

## 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.

## 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.

## Services

All mains services are available.

Gas-fired central heating system.

## Local Authority

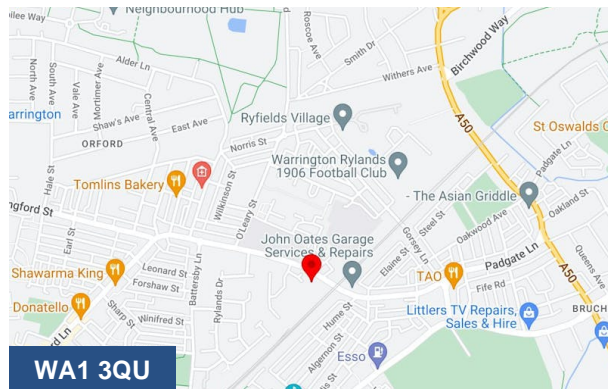
Warrington

## Lease Terms

Available on a new lease for a negotiable term, outside of the provisions of the Landlord & Tenant Act 1954.

## Rental

The suites are available in the sum of £22,500 per annum.



## Viewing & Further Information



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