



## 780 Mandarin Court, Warrington, WA1 1GG

Quality Office Building on Established Business Park

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	3,000 sq ft / 278.71 sq m
<b>Price</b>	£460,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	B (40)

### Key Points

- High Specification Modern Office Building
- Self Contained
- 12 Car Parking Spaces
- Great Location
- Virtual Freehold
- Overflow Roadside Parking

## Location

The property is located on Centre Park, an established Business Park situated on the southern edge of Warrington Town Centre. Centre Park contains many national companies together with the Village Hotel and Leisure Club. Access onto Centre Park is via the A49/A5060 which provides good links to the M6, M56 and M62 motorways on the periphery of Warrington.

## Description

A high quality mid terrace self contained office building.

The property is modern and constructed to a high specification incorporating; suspended ceilings with LED lighting, air conditioning, raised floors with power and data connections, double glazed windows and gas central heating.

Internally the accommodation is an arrangement of open plan offices with boardrooms and staff break out facilities. The central core contains ground floor reception area, male, female and disabled toilets and kitchen facility.

The property will be sold with full vacant possession upon completion and should appeal to owner occupiers and investors alike.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	3,000	278.71
<b>Total</b>	<b>3,000</b>	<b>278.71</b>

## Asking Price

£460,000 plus VAT.

## Tenure

The property is held leasehold for 999 years.

## Services

All mains services are connected. The property has gas fired central heating and air conditioning units in certain areas.

## VAT

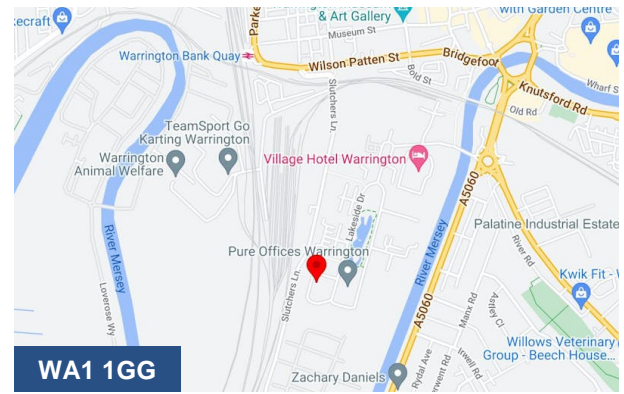
We are advised that the property is applicable to VAT.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

## Legal Costs

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



## Viewing & Further Information



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