



## 1 Stafford Road, Warrington, WA4 6RP

### Ground Floor Office Suite

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	841 sq ft / 78.13 sq m
<b>Rent</b>	£15,000 per annum
<b>Rateable Value</b>	£7,600
<b>BER Rating</b>	Upon enquiry

#### Key Points

- Prominent Location on the Main A49 opposite Morrisons
- Self Contained Attractive Accommodation
- 2 Dedicated Parking Spaces
- 2 Minutes Walk into Stockton Heath Village Centre
- Ideal Advertising Opportunity
- Extensive Frontage

## Location

The property occupies a fantastic prominent location on the main A49 at the corner of Stafford Road and Wilderspool Causeway, opposite Morrisons.

Stockton Heath Centre is a 2 minute walk from the property.

Parking is available on Stafford Road.

## Description

We are delighted to bring to the rental market this superbly positioned ground floor office unit.

It is highly noticeable to passing traffic being situated opposite the traffic light junction to Morrisons and The Whitehouse offices. As such there can be a considerable amount of paused traffic, which gives the property an enormous amount of advertising potential.

The property is self contained and comprises open plan reception office, private office, boardroom, large kitchen and wc facilities.

There are several windows giving off plenty of natural light and potential for advertising.

The offices are well appointed internally and ready for immediate use.

There are 2 dedicated car parking spaces at the rear and roadside parking is available along Stafford Road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	841	78.13
<b>Total</b>	<b>841</b>	<b>78.13</b>

## Lease Terms

The office is available by way of a new tenants effectively Full Repairing and Insuring Lease for a minimum 3 year Term.

The Lease will be drawn outside of the Landlord & Tenant Act 1954 (Part II).

## Rental

£15,000 per annum exclusive.

## Services

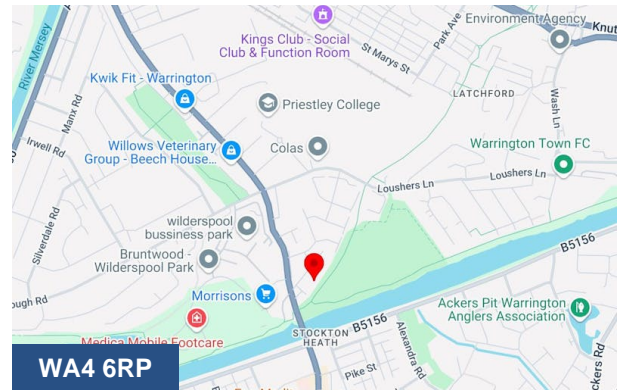
Mains electricity, water and drainage are connected.

## VAT

We are advised that VAT is not applicable to the property.

## Legal Costs

Each party are to be responsible for their own legal costs.



## Viewing & Further Information



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