



## 1410 Centre Park Square, Warrington, WA1 1RU

Quality Office Building on Established Business Park

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	10,000 sq ft / 929.03 sq m
<b>Price</b>	£1,500,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (56)

### Key Points

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



## Location

The property is located on Centre Park, an established Business Park situated on the southern edge of Warrington Town Centre. The offices are immediately on the right as you enter Centre Park opposite to The Village Hotel. 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 detached self contained office building.

The property is modern and constructed to a high specification incorporating; suspended ceilings with LED lighting, air conditioning, power and data connections, double glazed windows and extensive high security access including biometric entrancing.

Internally the accommodation is an arrangement of partitioned offices specifically designed which can be removed to provide open plan offices. On the first floor is an American themed diner/cafe facility. The property has the benefit of a passenger lift, ground floor reception area with toilets on both floors including disabled facilities.

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	Floor/Unit	sq ft	sq m
Unit	Unit	10,000	929.03
<b>Total</b>		<b>10,000</b>	<b>929.03</b>

## Asking Price

£1,500,000 plus VAT.

## Tenure

Freehold.

## Services

All mains services are connected. The property has air conditioning units throughout.

## VAT

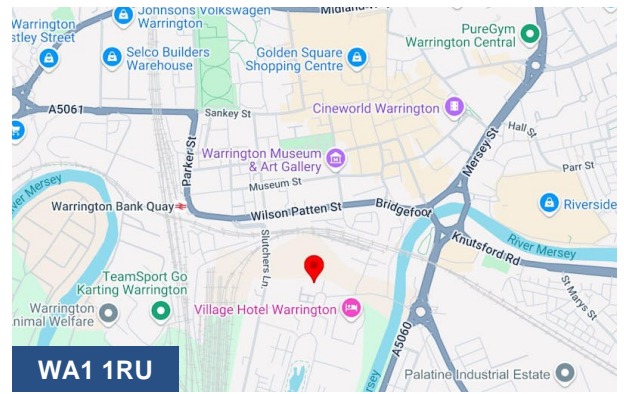
We are advised that the property is applicable to VAT.

## 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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