



Holly House, 73-75 Sankey Street, Warrington, WA1 1SL

4 Storey Town Centre Office Building

Summary

Tenure	To Let
Available Size	6,400 sq ft / 594.58 sq m
Rent	£66,000 per annum
Business Rates	Upon Enquiry
EPC Rating	E

Key Points

- Town Centre Location
- Onsite Car Parking for 16 Cars
- High Quality Offices
- High Specification Interior
- Attractive Listed Period Building
- Easy Access by Car or Foot
- Basement Included
- Excellent Public Transport Links

Location

The property is positioned on Sankey Street within Warrington Town Centre, where the majority of surrounding occupiers are retail and commercial.

It is conveniently located just a short walk from all the Town Centre amenities.

The property is also centrally located between the Towns two railway stations, Bank Quay and Central. The modern bus station is also within 5 minutes walk.

Description

We are delighted to bring to the rental market this outstanding 3 storey plus basement listed building that has a premium quality fit out.

The building is situated, along this busy and popular retail stretch of the Town Centre with high levels of pedestrian footfall and passing traffic .

Generous parking is available on site to the side of the property with independent access off Sankey Street. Golden Square multi-storey is directly opposite.

Internally the property comprises a multitude of suites and open plan office space, the ground floor contains an impressive reception area and large hallway for access to the upper and lower levels.

The ground floor level is home to a reception area, which may be turned back into an office if required, and three other private suites. Also included is a large open plan office with 3 interview rooms to one side.

The first floor comprises another large open plan office with sectioned meeting rooms and 4 private office suites and W/C facilities.

Second floor provides two similar sized offices with storage within both on each external side.

Finally located in the basement is a kitchen facility / break room for staff with smaller suites ideal for staff training or meeting rooms.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,083	193.52
1st	2,101	195.19
2nd	1,146	106.47
Basement	1,070	99.41
Total	6,400	594.59

Lease Terms & Rental

Available by way of a new tenants full repairing and insuring lease for a minimum of 3 years in the sum of £60,000 per annum.

Services

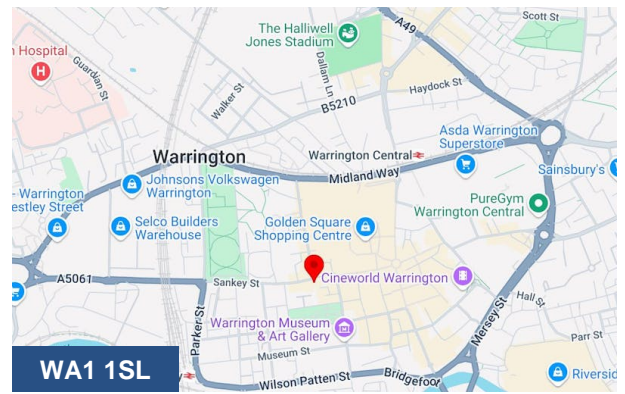
Mains electricity, gas, water and drainage are connected.

Legal Costs

All parties are to be responsible for their own legal costs.

VAT

To be confirmed.



Viewing & Further Information



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