



Albion Park, Warrington Road, Warrington, WA3 5PG

Flexible Office Space

Summary

Tenure	To Let
Available Size	2,849 to 5,698 sq ft / 264.68 to 529.36 sq m
Rent	£8.75 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Easy Access to A580 East Lancashire Road
- Multiple Entrance Points
- Extensive Car Parking
- All Uses Considered
- Quality Office Space
- Sought After Location
- Can Be Split

Location

Albion Park is located in the centre of the village of Glazebury, fronting the A574 Warrington Road. Warrington is approximately 8 miles to the southwest and Leigh Town Centre approximately 3 miles to the north and the A580 East Lancashire Road approximately 1 mile to the north. The A580 East Lancashire Road gives easy access to both the M6 Motorway junction at Haydock, the M62/M60 at Worsley and the M61 via Atherleigh Way.

Description

Morgan Williams are pleased to market this flexible office building that benefits from substantial natural light and is suitable for many different uses in this popular and sought after location.

The offices have multiple entrances giving total flexibility to cater for a multitude of size options, which can be split to suit tenant's requirements.

These offices are suitable for a variety of uses, such as medical services, educational, logistics, administrative, clerical, technical, professional or similar activities.

Internally, the property comprises a various sized suites, meeting rooms and reception areas, with long hallways and numerous stairwells for access to the upper level and W/C and kitchen facilities within each floor.

The Landlord owns the majority of the estate and extensive car parking is available on site.

Accommodation

The accommodation comprises the following floor plates, however, many other sizes can be catered for.

Name	sq ft	Availability
Ground	2,849	Available
1st	2,849	Available
Total	5,698	

Lease Terms

A new tenants effectively Full Repairing and Insuring Lease is available direct from the landlord.

Rental

£50,000 plus VAT for the entire property.

£25,000 plus VAT per floor.

£8.75 plus VAT for all other options.

Service costs will be recharged based on usage and expenditure.

Services

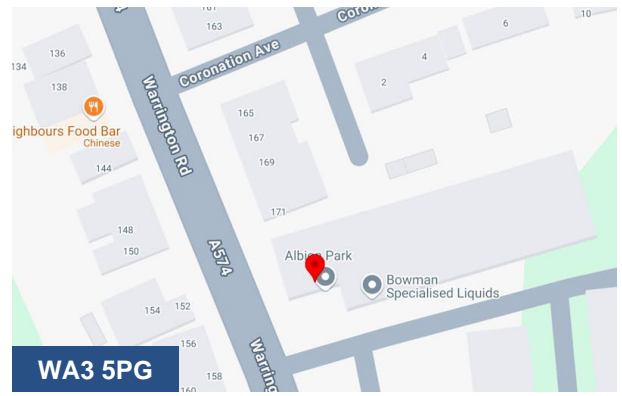
Mains gas, electricity, water and drainage are available and gas central heating is installed.

VAT

We are advised that VAT is applicable to the property.

Legal Cost

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



Viewing & Further Information



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