

# MORGAN WILLIAMS. <sup>Office</sup> TO LET / FOR SALE



## 27 Wilson Patten Street, Warrington, WA1 1PG

### 3 Storey Office Building

#### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	1,951 sq ft / 181.25 sq m
<b>Rent</b>	£22,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	E

#### Key Points

- Town Centre location
- High Volume Of Passing Traffic
- 2 Minutes To Bank Quay
- Basement Included
- 4 Parking Spaces At The Rear
- Tremendous Advertising Potential
- Fully Refurbished
- Period Building

Location

The property is positioned on Wilson Patten Street close to the Town Centre shopping and other amenities.

Surrounding property consists of mainly traditional office buildings, some of which have been converted to residential. On the opposite side of Wilson Patten Street is Go Outdoors retail and a builders merchants.

Bank Quay station, which is on the London - Glasgow line, is a short walk from the property.

Wilson Patten Street provides good access to the main A57/A49 and A50 roads, which lead to the Regional Motorway Network Junctions approximately 3 miles from the Town Centre.

Description

We are delighted to bring to the rental market this quality 3 storey office building.

The property is of great stature with office suites across the building that have been fully refurbished within the last few years, which promote a variety of uses.

The building has previously been used professional and consultancy businesses that have recently vacated, enabling the whole building to be rendered available.

This property has been designed to meet the unique needs of businesses, providing functional spaces for various uses, provided with the unit is a range of amenities such as office suites, meeting rooms, W/C, kitchen and storage facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	421	39.11
Ground	484	44.97
1st	585	54.35
2nd	461	42.83
Total	1,951	181.26

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum 3 year term.

Services

Mains electricity, gas, water and drainage are connected.

Rental

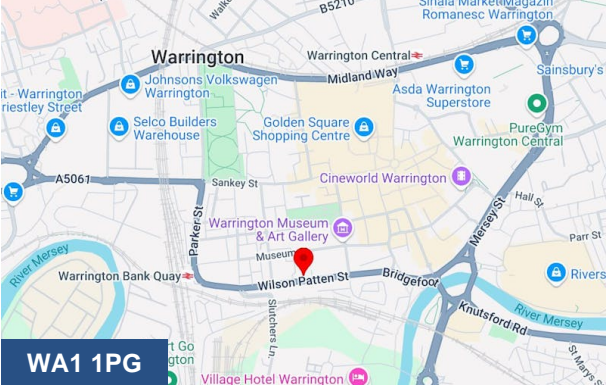
£22,000 Per annum exclusive.

VAT

We understand that VAT is not currently applicable.

Legal Costs

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



Viewing & Further Information



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