



Fernden House, Chapel Lane, Warrington, WA4 6LL

Office Suites

Summary

Tenure	To Let
Available Size	125 to 840 sq ft / 11.61 to 78.04 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Village Centre Location
- All Inclusive Rental
- Nearby Village Centre Car Parks
- All Suites Immediately Available
- Road Side Parking
- Zero Business Rates for Qualifying Businesses
- Close to a Variety of Amenities

Location

Located within Stockton Heath Village, 2 miles south of Warrington Town Centre.

Stockton Heath has a vibrant Village Centre, which contains excellent shopping, restaurant and retail businesses.

It enjoys good access to Junction 10 of the M56 motorways 2 miles south via the main A49.

Description

A range of office suites are available in this centrally located office building, situated within the heart of Stockton Heath Village.

The property contains a wide variety of professional businesses including NJK IT solutions a software company and Stockton Heath Acupuncture.

Suite 14A includes internal meeting room and managers space as well as storage if needed, this suite comes with 2 parking spaces within the rental.

Suite 20 is a corner suite within Cue House.

All suites benefit from shared kitchen faculties and wc, nearby on street and village centre parking is available if required.

Flexible lease terms are offered and availability is immediate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
1st - Suite 14A	700	Available
1st - Suite 20	140	Available
Total	840	

Services

Mains electricity, water, gas and drainage are connected.

Rates

For qualifying small businesses we expect the available suites to be zero rated for business rates payable.

Lease Terms

The suites are available on new leases for flexible terms (includes 2 on-site car parking spaces).

Rental

All Inclusive excluding comms.

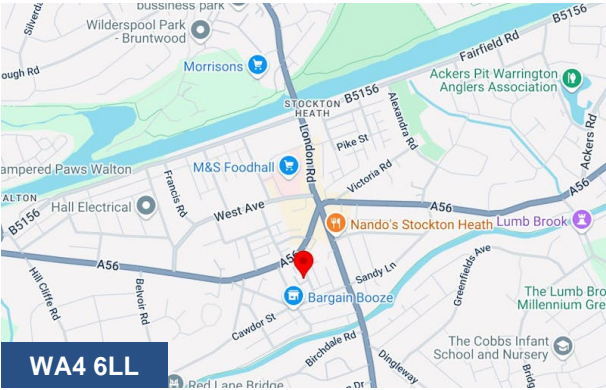
Suite 14A: £1500 PCM

Suite 17: £400 PCM


Suite 20: £450 PCM

VAT

We understand that VAT is not currently applicable.



Viewing & Further Information



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