



110 London Road, Stockton Heath, Warrington, WA4 6LE

Prime Modern Offices

Summary

Tenure	To Let
Available Size	100 sq m / 1,076.39 sq ft
Rent	£27,000 per annum
Rates Payable	£5,439 per annum
Rateable Value	£9,800
EPC Rating	Upon enquiry

Key Points

- South Warrington Location
- Self-Contained
- Multiple Suites Internally
- Great Advertising Potential
- Premium Finish
- Parking to Front/Rear
- A49 London Road Prominence
- Furnished Throughout

Location

The property is ideally situated fronting the main A49 London Road, within the heart of Stockton Heath Village.

The immediate area is a busy and vibrant day and night time retail/restaurant area, with upmarket boutiques, salons, showrooms and restaurants. A Sainsburys Local convenience store is a few doors down from the property.

Stockton Heath is a sought after and affluent village 2 miles south of Warrington Town Centre.

Description

We are delighted to bring to the rental market, this exceptional fully furnished office suite, based within the centre of Stockton Heath.

Access is via its own internal staircase between the neighbouring Billy Goat Barbers and the newly opened Acai Heaven.

Internally the office comprises of two main high quality suites with a meeting room situated within the centre of the two suites. Also within is a kitchen and W/C facility.

The property comes equipped with good quality office furniture throughout, including chairs, desks, boardroom meeting table and more. Full use of the fixtures and fittings is permitted throughout the lease term, although it will remain part of the office for the duration of the lease and any damaged items will need replacing following the expiration of the lease.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Suite	1,076.39	Available
Total	1,076.39	

Rental

£27,000 Per Annum.

Lease Terms

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

Services

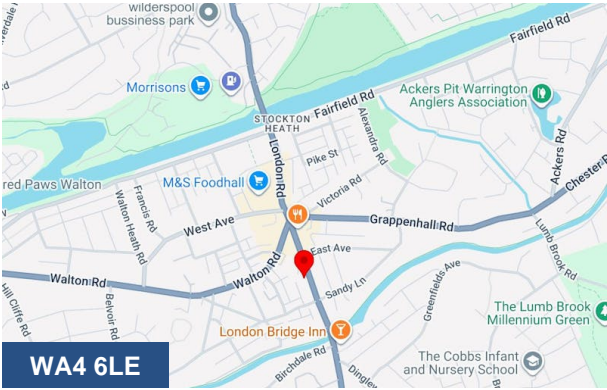
Mains electricity, water and drainage are connected. Air-Conditioning is installed.

VAT

VAT is applicable.

Legal Costs

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



Viewing & Further Information



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