



Sterling House, 810 Mandarin Court, Warrington, WA1 1GG

High Specification Second Floor Office Suite

Summary

Tenure	To Let
Available Size	2,315 sq ft / 215.07 sq m
Rent	£35,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D

Key Points

- Furnished Suite
- Substantial Natural Light
- Popular Business Park
- Directors Office
- Short Walk to Warrington Town Centre
- 8 On-Site Car Parking Spaces
- Private Meeting Room
- Immediately Available

Location

Sterling House is within walking distance to both Warrington Bank Quay and Warrington Central Train Stations. By car Centre Park is accessed from the A49, a major arterial route running along the eastern edge of the Town Centre providing direct, convenient access to Junction 9 of the M62 and Junction 10 of the M56 motorways.

The new southbound link road between Chester Road and Wilson Patten Street will provide another access bypassing the Town Centre and Bridgefoot.

Description

Sterling House is an imposing three storey office building with a large car park to the front. It is owner occupied and the surplus second floor is available for lease.

The property is situated on Centre Park, an established office and commercial development site. Sterling House is located at the rear of the estate in a standalone position just off Mandarin Court.

The suite is accessible via an extensive lobby which holds capacity for a waiting area if required, entry to the suite is from an internal staircase and lift. The suite shares communal facilities with Purely Energy LTD, Spire HR Solutions and Sterling Group.

Internally the suite predominantly is open plan with an extensive seating arrangement with newly renovated kitchen facilities within the space. Two individual rooms are in situ with one being used previously as a large meeting room suitable for 8-10 staff and the other holds a private directors office with extra seating included.

The suite incorporates all high-end furniture and this will be included within the lease providing the asking rent is achieved.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
2nd	2,315	Available
Total	2,315	

Rental

The quoting rental is £35,000 per annum plus VAT (£15.00 psf).

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Basis for a minimum 5 year term.

Services

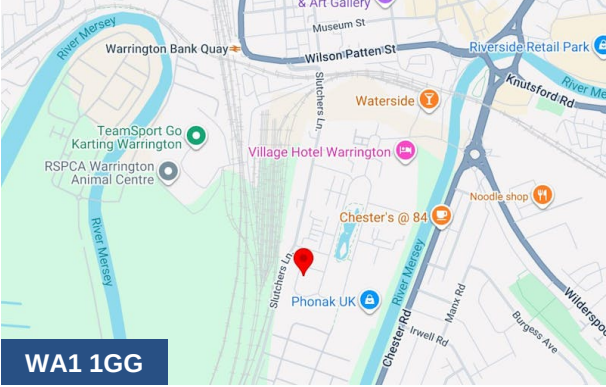
Mains electricity, water, gas and drainage are connected.

Service Charge

A service charge will be levied to cover the usual communal occupational costs and expenses, associated with the building. Additional services can be provided depending on occupiers requirements.

VAT

We are advised that the property is subject to VAT at the prevailing rate.



Viewing & Further Information



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