

01925 213987



TO LET



**43-45 Winwick Street Warrington WA2 7TT**

**Superb location in Warrington Town Centre**

**Easy access to Warrington bus station and Central train station**

**Road side frontage**

## **LOCATION**

Located in the heart of Warrington town centre, it is only a short walk away from the main commuter line from Liverpool to Manchester. The property is located 4 miles south of the M62 Junction 8.

## **DESCRIPTION**

This unit comes well furnished and is finished to a high specification with double glazed windows and is well secured with a roller shutter door. This premises is 1660 sq.ft over 3 Floors. The landlord is willing to split the property into 2 smaller units depending on client requirements.

## **ACCOMMODATION**

Unit Space- 1660 sq.ft

This unit can be split into 2 separate units.

## **RATES**

Rateable value- £12,750



**SAT NAV: WA2 7TT**

## **TERMS**

The premises are available by the way of a new full repairing and insuring lease for a term from 2 years.

Rent- £17,000

## **VIEWING**

All enquiries

Telephone – 01925213987

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