

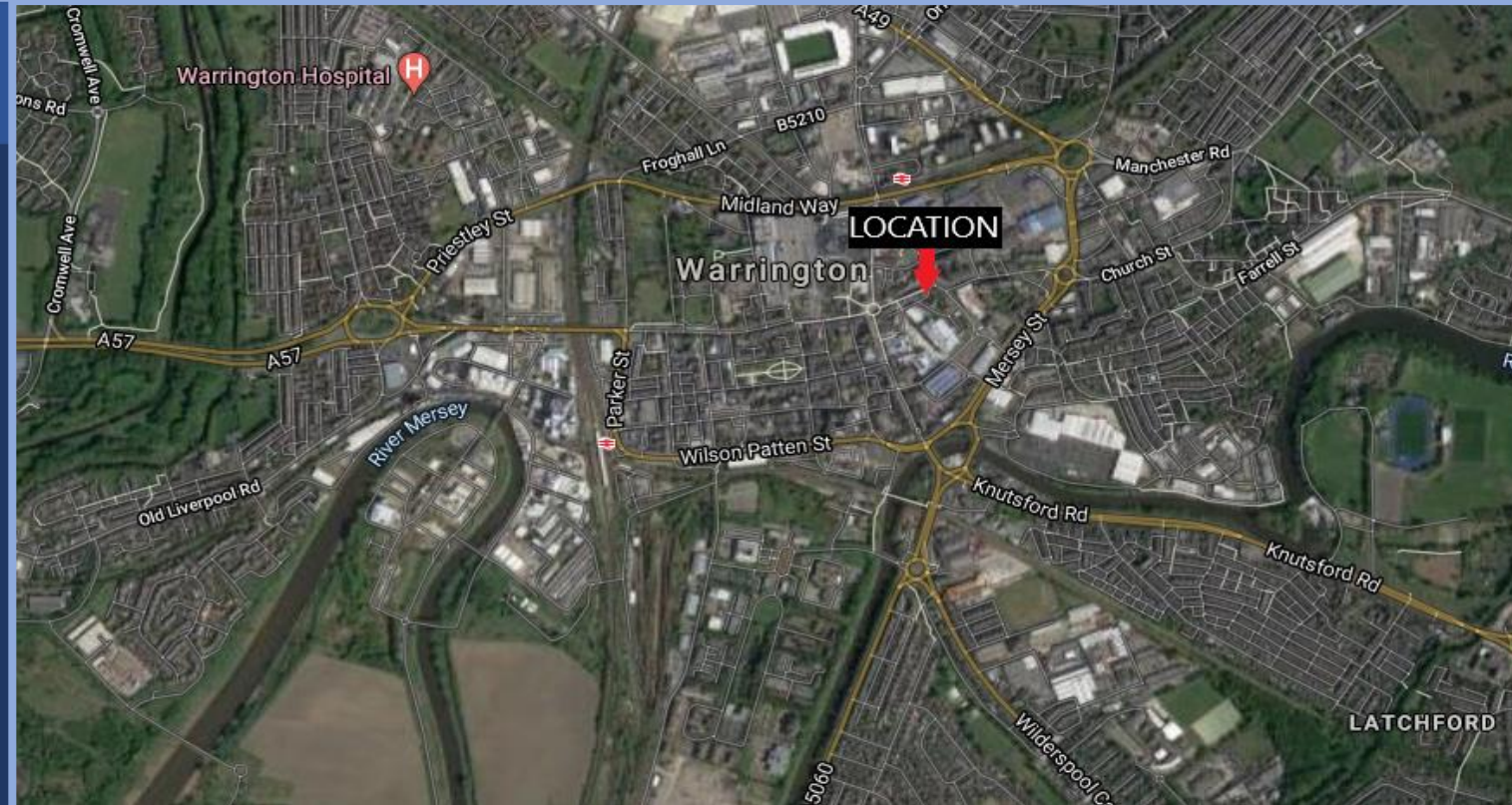
28-30 Buttermarket Street, Warrington, WA1 2LE

OFFICE SPACE TO LET



## LOCATION

Warrington is a large town in Cheshire, North West of England. It is approximately 20 miles (32 km) east of Liverpool, and 20 miles (32 km) west of Manchester. The town is well connected by road with M62 linking to both Manchester and Liverpool. The subject property is located on the pedestrianised Buttermarket, linking to Market Gate and the town's dominant retail scheme of Golden Square Shopping Centre, with nearby tenants including Santander, Halifax, numerous other retailers and Wetherspoons. The property also sits adjacent to the new Times Square development, comprising new Council offices, Cineworld cinema, indoor markets, The Botanist and a 1,160 new car park.



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PHOTOS

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## DESCRIPTION

- First and Second Floor office space available
- Prime location in the heart of Warrington Town Centre
- Close to amenities
- A short walk from the Golden Square shopping precinct
- Each office space will have separate toilet facilities
- First Floor – 455 sq.ft
- Second Floor – 862 sq.ft

## LEGAL COSTS

- Each party to pay their own legal costs

## TERMS OF LEASE

- Lease length negotiable

## PRICE

- First Floor - £5,500 per annum exclusive of VAT
- Second Floor - £9,500 per annum exclusive of VAT
- Both offices can be Leased together for £15,000 per annum exclusive of VAT



## ENQUIRIES



Suite 1, Oak Tree Barn, Hatton Lane, Hatton, WA4 4BX



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