

# TO LET

OFFICE 1, RAGAN HOUSE, 674 KNUTSFORD ROAD, WARRINGTON, WA4 1JH

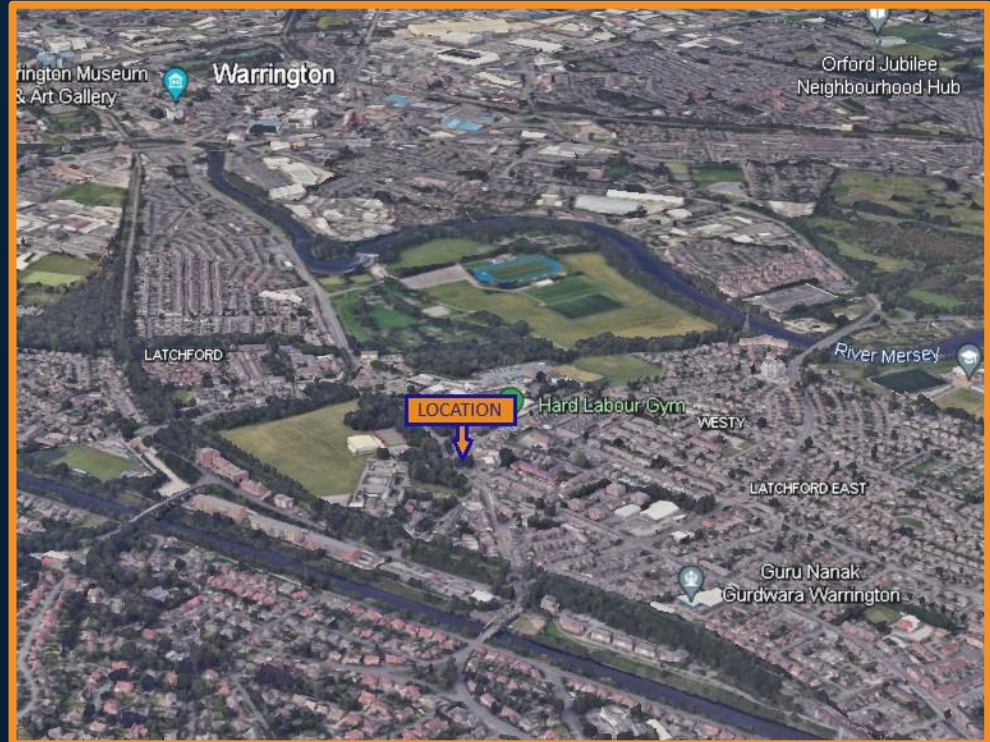


# LOCATION



OFFICE 1, RAGAN HOUSE, 674 KNUTSFORD ROAD, WARRINGTON, WA4 1JH

THE PREMISES ARE VERY PROMINENTLY LOCATED ON THE A50 KNUTSFORD ROAD, SOME 5 MILES SOUTH EAST OF WARRINGTON TOWN CENTRE, WHICH IS THE MAIN ARTERIAL ROUTE LINKING THE TOWN CENTRE WITH THE M6/M56 MOTORWAY INTERCHANGE SOME 2 MILES TO THE SOUTH IN A WELL-ESTABLISHED RESIDENTIAL/COMMERCIAL AREA NEAR TO THE BRIDGE SHOPPING CENTRE.

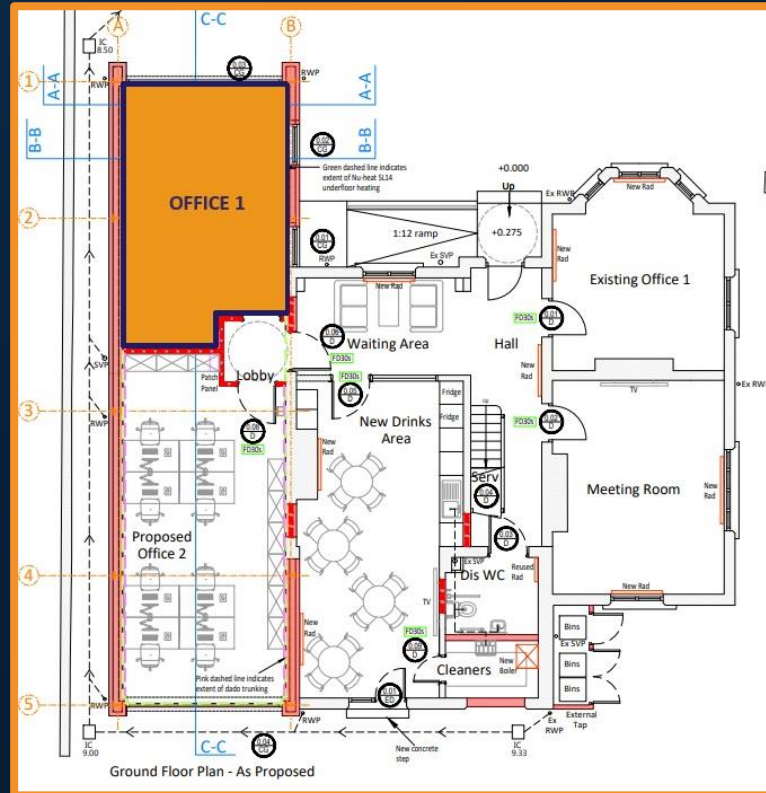




# FLOORPLAN



OFFICE 1, RAGAN HOUSE, 674 KNUTSFORD ROAD, WARRINGTON, WA4 1JH



# DETAILS



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## DESCRIPTION

- PROMINENT LOCATION JUST SOUTH EAST OF WARRINGTON TOWN CENTRE
- SUITABLE FOR USE CLASS E AND SIMILAR
- SUPERIOR OFFICE SUITES
- CCTV
- ACCOMMODATION – 269 SQ.FT
- CLOSE TO AMENITIES

## TERMS OF LEASE

- THE PREMISES ARE AVAILABLE ON FLEXIBLE LEASE TERMS

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## PRICE

- £690 PER MONTH (WE UNDERSTAND VAT IS PAYABLE), ALL INCLUSIVE RENTAL EXCLUDING TELEPHONE, BROADBAND, CONTENTS INSURANCE AND BUSINESS RATES

# ENQUIRIES



OFFICE 1, RAGAN HOUSE, 674 KNUTSFORD ROAD, WARRINGTON, WA4 1JH

 SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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 [WWW.READPROPERTIES.CO.UK](http://WWW.READPROPERTIES.CO.UK)

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