

# TO LET

OFFICE 2, 41 MANCHESTER ROAD, WARRINGTON, WA1 4AE



# LOCATION

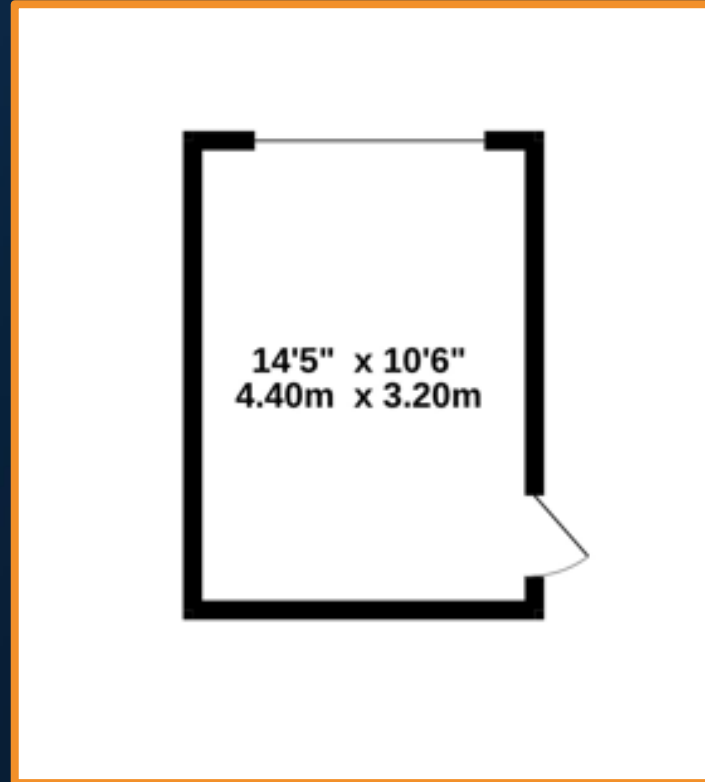
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THE PREMISES ARE LOCATED ON THE A57 MANCHESTER ROAD, WARRINGTON, WHICH IS THE MAIN ARTERIAL ROUTE LINKING WARRINGTON TOWN CENTRE TO JUNCTION 21 OF THE M6 MOTORWAY, SOME 4 MILES EAST OF WARRINGTON TOWN CENTRE. SURROUNDING PROPERTIES ARE A MIX OF RESIDENTIAL AND COMMERCIAL UNITS



# FLOORPLAN

OFFICE 2, 41 MANCHESTER ROAD, WARRINGTON, WA1 4AE



# DETAILS



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## DESCRIPTION

- EXCELLENT LOCATION ON MANCHESTER ROAD, WARRINGTON
- GROUND FLOOR OFFICE ACCOMMODATION – 152 SQ.FT
- SUITABLE FOR USE CLASS E AND SIMILAR
- POPULAR COMMERCIAL LOCATION
- 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

## RENTAL

- £4,800 PER ANNUM EXCLUSIVE OF VAT, ALL-INCLUSIVE RENTAL EXCLUDING TELEPHONE, BROADBAND, CONTENTS INSURANCE AND BUSINESS RATES

# ENQUIRIES



OFFICE 2, 41 MANCHESTER ROAD, WARRINGTON, WA1 4AE

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

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