

# OFFICES TO LET

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



# LOCATION

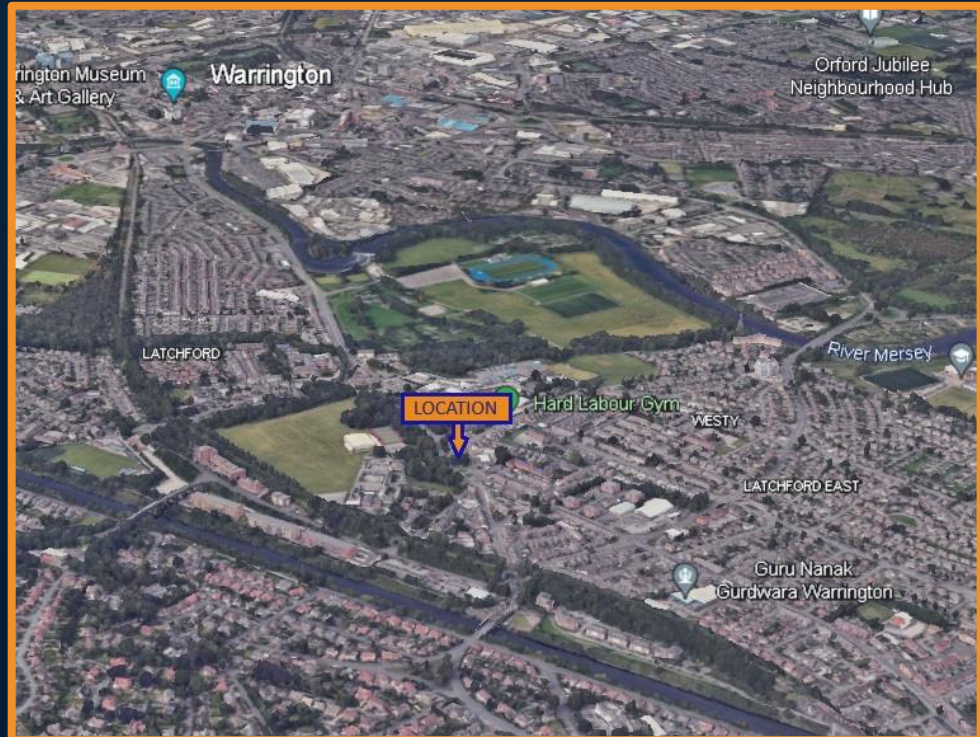


**RAGAN HOUSE, 674 KNUTSFORD ROAD, WARRINGTON, WA4 1JH**

SITUATED IN A PROMINENT POSITION ON KNUTSFORD ROAD (A50), RAGAN HOUSE OFFERS EXCELLENT VISIBILITY AND CONNECTIVITY IN ONE OF WARRINGTONS MOST ESTABLISHED BUSINESS AND COMMUTER CORRIDORS. JUST MINUTES FROM WARRINGTON TOWN CENTRE, THIS STRATEGIC LOCATION PROVIDES EASY ACCESS TO KEY TRANSPORT LINKS, MAKING IT IDEAL FOR BUSINESSES AND PROFESSIONALS ALIKE.

RAGAN HOUSE IS WELL-CONNECTED TO BOTH THE M6 AND M56 MOTORWAYS, PROVIDING FAST ROUTES TO MANCHESTER, LIVERPOOL AND BEYOND. WARRINGTON BANK QUAY AND WARRINGTON CENTRAL RAILWAY STATIONS ARE ALSO WITHIN EASY REACH, OFFERING REGULAR SERVICES TO LONDON, MANCHESTER AND OTHER MAJOR CITIES.

THE SURROUNDING AREA BENEFITS FROM A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, CAFES, GYMS AND GREEN SPACES, CREATING A CONVENIENT AND ATTRACTIVE WORKING ENVIRONMENT. NEARBY COMMERCIAL OCCUPIERS AND RESIDENTIAL DEVELOPMENTS ENSURE A VIBRANT AND ACCESSIBLE LOCATION.



# PHOTOS



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



# DETAILS



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

## DESCRIPTION

- PROMINENT LOCATION JUST SOUTH EAST OF WARRINGTON TOWN CENTRE
- SUITABLE FOR USE CLASS E AND SIMILAR
- SUPERIOR OFFICE SUITES
- CCTV
- OFFICE 9A ACCOMMODATION – 222 SQ.FT (AVAILABLE FROM THE END OF JANUARY 2026)
- OFFICE 9B ACCOMMODATION – 314 SQ.FT
- OFFICE 9C ACCOMMODATION – 59 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

- OFFICE 9A – £650 PER MONTH PLUS VAT
- OFFICE 9B – £850 PER MONTH PLUS VAT
- OFFICE 9C – £250 PER MONTH PLUS VAT

# ENQUIRIES



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

 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

 [JORDAN@READPROPERTY.INFO](mailto:JORDAN@READPROPERTY.INFO)

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

 01925 213987



zoopla

