

# TO LET

OFFICE 4&5, WALTON LODGE, HILLCLIFFE ROAD, WALTON, WA4 6NU

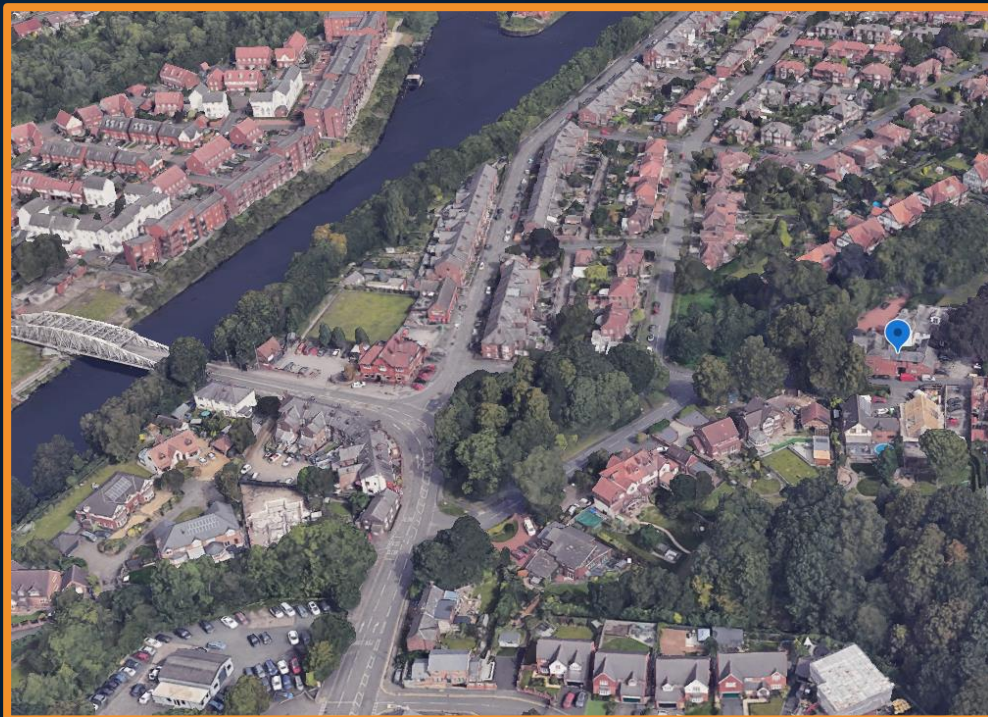


# LOCATION



OFFICE 4&5, WALTON LODGE, HILLCLIFFE ROAD, WALTON, WA4 6NU

NESTLED IN ONE OF WARRINGTONS MOST DESIRABLE RESIDENTIAL AREAS, WALTON LODGE ENJOYS AN EXCEPTIONAL POSITION ON HILLCLIFFE ROAD, OFFERING A PERFECT BLEND OF TRANQUILITY, CONVENIENCE AND NATURAL BEAUTY. SET WITHIN THE SOUGHT-AFTER VILLAGE OF WALTON, THE LOCATION PROVIDES AN IMMEDIATE SENSE OF EXCLUSIVITY, SURROUNDED BY MATURE GREENERY, CHARACTER HOMES AND SWEEPING VIEWS ACROSS THE CHESHIRE LANDSCAPE. DESPITE ITS PEACEFUL SETTING, WALTON LODGE IS SUPERBLY CONNECTED. STOCKTON HEATH VILLAGE IS ONLY MINUTES AWAY, PROVIDING A VIBRANT MIX OF BOUTIQUE SHOPS, CAFES, RESTAURANTS AND EVERYDAY AMENITIES. WARRINGTON TOWN CENTRE, MAJOR RETAIL DESTINATIONS AND LEISURE VENUES ARE ALL WITHIN EASY REACH.



# DETAILS



OFFICE 4&5, WALTON LODGE, HILLCLIFFE ROAD, WALTON, WA4 6NU

## DESCRIPTION

- PROMINENT LOCATION JUST WEST OF STOCKTON HEATH VILLAGE
- ROADSIDE FRONTAGE
- ACCOMMODATION – 274 SQ.FT
- SUITABLE FOR USE CLASS E AND SIMILAR
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- FLEXIBLE LEASE TERMS AVAILABLE

## RENTAL

- £8,400 PER ANNUM (WE UNDERSTAND VAT IS NOT PAYABLE). THIS IS AN ALL-INCLUSIVE RENTAL SUCH TO EXCLUDE TELEPHONE, BROADBAND AND CONTENTS INSURANCE

# ENQUIRIES



OFFICE 4&5, WALTON LODGE, HILLCLIFFE ROAD, WALTON, WA4 6NU

 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

