

# TO LET

UNIT 4, 6 NEW TIMES SQUARE, WARRINGTON, WA1 2NT



# LOCATION



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PERFECTLY POSITIONED AT THE HEART OF WARRINGTON'S VIBRANT TOWN CENTRE, NEW TIMES SQUARE OFFERS AN UNRIVALLED DESTINATION FOR LEISURE, DINING AND ENTERTAINMENT. SURROUNDED BY A DYNAMIC MIX OF RETAIL, CULTURE AND COMMUNITY ATTRACTIONS, IT SITS WITHIN EASY REACH OF KEY TRANSPORT LINKS, INCLUDING WARRINGTON CENTRAL AND WARRINGTON BANK QUAY TRAIN STATIONS, MAJOR ROAD NETWORKS AND LOCAL PUBLIC TRANSPORT ROUTES.

THIS CONTEMPORARY URBAN QUARTER FORMS THE CENTREPIECE OF THE TIME SQUARE REGENERATION PROJECT, CREATING A MODERN, WELCOMING ENVIRONMENT WHERE RESIDENTS, VISITORS AND BUSINESSES COME TOGETHER. WITH THE WARRINGTON MARKET, CINEWORLD AND A DIVERSE SELECTION OF RESTAURANTS AND CAFES ON ITS DOORSTEP, NEW TIME SQUARE BENEFITS FROM EXCEPTIONAL FOOTFALL AND A LIVELY ATMOSPHERE DAY AND NIGHT



# PHOTOS

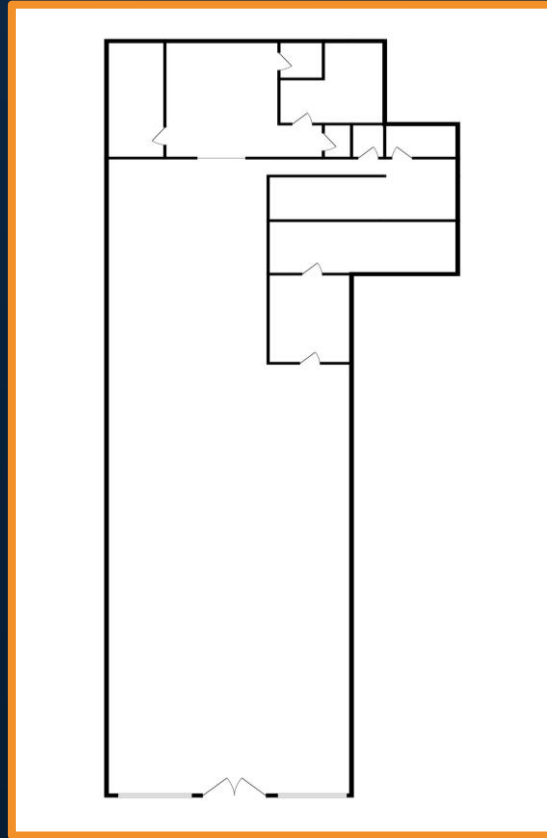


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# FLOORPLAN

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# DETAILS



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## DESCRIPTION

- PROMINENT LOCATION IN THE HEART OF WARRINGTON TOWN CENTRE
- ACCOMMODATION – 3,940 SQ.FT
- NEW TIME SQUARE CAR PARK OF 1,200 SPACES JUST A SHORT WALK AWAY
- SUITABLE FOR MULTIPLE USES SUBJECT TO ACHIEVING THE RELEVANT PLANNING
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

## TERMS OF LEASE

- THE PREMISES IS AVAILABLE BY WAY OF A NEW LEASE FROM A TERM OF 3 YEARS

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## PRICE

- POA

# ENQUIRIES



UNIT 4, 6 NEW TIMES SQUARE, WARRINGTON, WA1 2NT

 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



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