

# TO LET

UPPER FLOORS, 2-4 BRIDGE STREET, WARRINGTON, WA3 3PZ



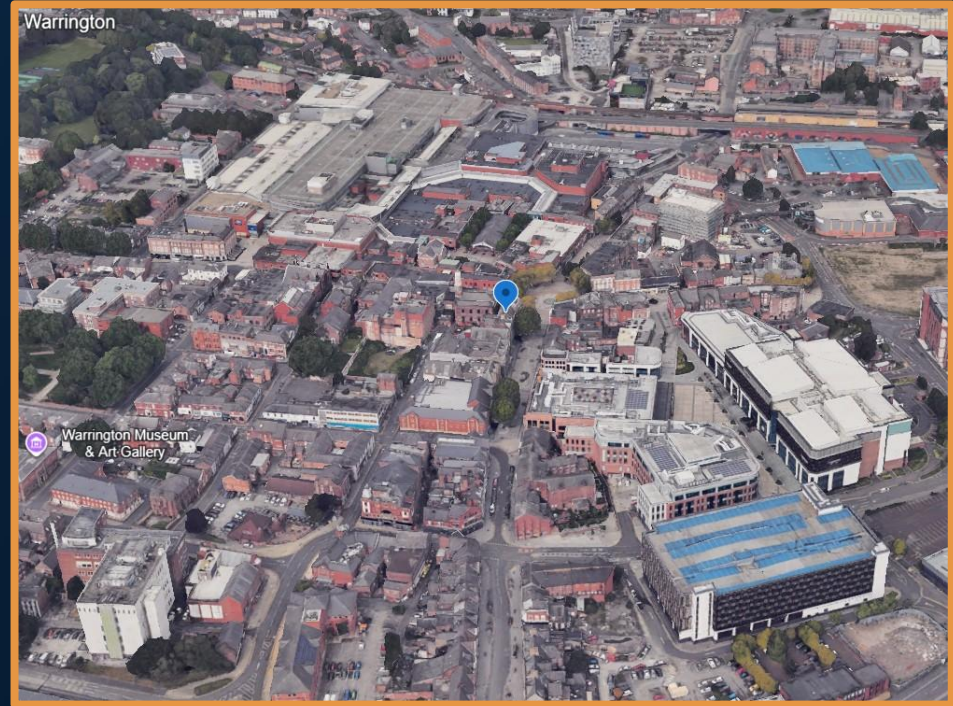
# LOCATION

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2-4 BRIDGE STREET OCCUPIES A HIGHLY PROMINENT POSITION IN THE HEART OF WARRINGTON TOWN CENTRE, ONE OF THE NORTH WEST'S MOST DYNAMIC AND WELL-CONNECTED COMMERCIAL LOCATIONS. SITUATED ON BRIDGE STREET, A BUSY ARTERIAL ROUTE LINKING THE TOWNS PRIME RETAIL AND BUSINESS DISTRICTS, THE PROPERTY BENEFITS FROM STRONG PEDESTRIAN AND VEHICULAR FLOW THROUGHOUT THE DAY.

THE SURROUNDING AREA COMPRISES A VIBRANT MIX OF NATIONAL RETAILERS, INDEPENDENT OPERATORS, PROFESSIONAL SERVICES AND LEISURE OCCUPIERS, CREATING A LIVELY AND ESTABLISHED TRADING ENVIRONMENT. THE PROPERTY IS WITHIN EASY WALKING DISTANCE OF THE GOLDEN SQUARE SHOPPING CENTRE, WHICH PROVIDES OVER 140 RETAIL AND LEISURE UNITS, AS WELL AS WARRINGTON MARKET AND THE TOWNS MAIN BANKING AND HOSPITALITY QUARTER. CONNECTIVITY IS EXCELLENT. BOTH WARRINGTON CENTRAL RAILWAY STATION AND WARRINGTON BANK QUAY RAILWAY STATION ARE WITHIN COMFORTABLE WALKING DISTANCE, OFFERING REGULAR SERVICES TO MANCHESTER, LIVERPOOL AND LONDON. THE PROPERTY ALSO BENEFITS FROM IMMEDIATE ACCESS TO THE TOWNS INNER RING ROAD AND IS APPROXIMATELY 3 MILES FROM JUNCTIONS 8, 9 AND 11 OF THE M62 MOTORWAY, PROVIDING DIRECT CONNECTIONS ACROSS THE NORTH WEST AND NATIONALLY.



# PHOTOS



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# DETAILS



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## DESCRIPTION

- PRIME LOCATION IN WARRINGTON TOWN CENTRE
- ACCOMMODATION – 1,980 SQ.FT
- HIGHSTREET FRONTAGE
- HIGH SPECIFICATION FIT OUT
- SUITABLE FOR USE CLASS E AND SIMILAR
- EXCELLENT TRANSPORT LINKS
- 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

- £15,000 PER ANNUM PLUS VAT

# ENQUIRIES



UPPER FLOORS, 2-4 BRIDGE STREET, WARRINGTON, WA3 3PZ

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

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