

# TO LET

730 MANDARIN COURT, CENTRE PARK, WARRINGTON, WA1 1GG



# LOCATION



730 MANDARIN COURT, CENTRE PARK, WARRINGTON, WA1 1GG

730 MANDARIN COURT IS SITUATED WITHIN A MODERN AND WELL-ESTABLISHED COMMERCIAL SETTING IN WARRINGTON. MANDARIN COURT FORMS PART OF A RECOGNISED BUSINESS LOCATION, POPULAR WITH A RANGE OF OCCUPIERS INCLUDING PROFESSIONAL SERVICES AND REGIONAL OPERATIONS.

THE PROPERTY ENJOYS EXCELLENT ACCESSIBILITY, WITH CLOSE PROXIMITY TO WARRINGTON TOWN CENTRE AND CONVENIENT LINKS TO THE WIDER ROAD NETWORK. THE NEARBY A57 AND A49 PROVIDE DIRECT ROUTES THROUGH THE TOWN, WHILE JUNCTIONS OF THE M6, M56 AND M62 MOTORWAYS ARE ALL WITHIN EASY REACH. THIS ENSURES EFFICIENT CONNECTIVITY TO KEY COMMERCIAL CENTRES SUCH AS MANCHESTER, LIVERPOOL AND CHESTER.

PUBLIC TRANSPORT LINKS ARE ALSO READILY AVAILABLE, WITH WARRINGTON CENTRAL AND WARRINGTON BANK QUAY RAILWAY STATIONS LOCATED A SHORT DRIVE AWAY, OFFERING REGULAR SERVICES ACROSS THE REGION AND NATIONALLY. LOCAL BUS ROUTES FURTHER SUPPORT ACCESSIBILITY FOR STAFF AND VISITORS.



# PHOTOS

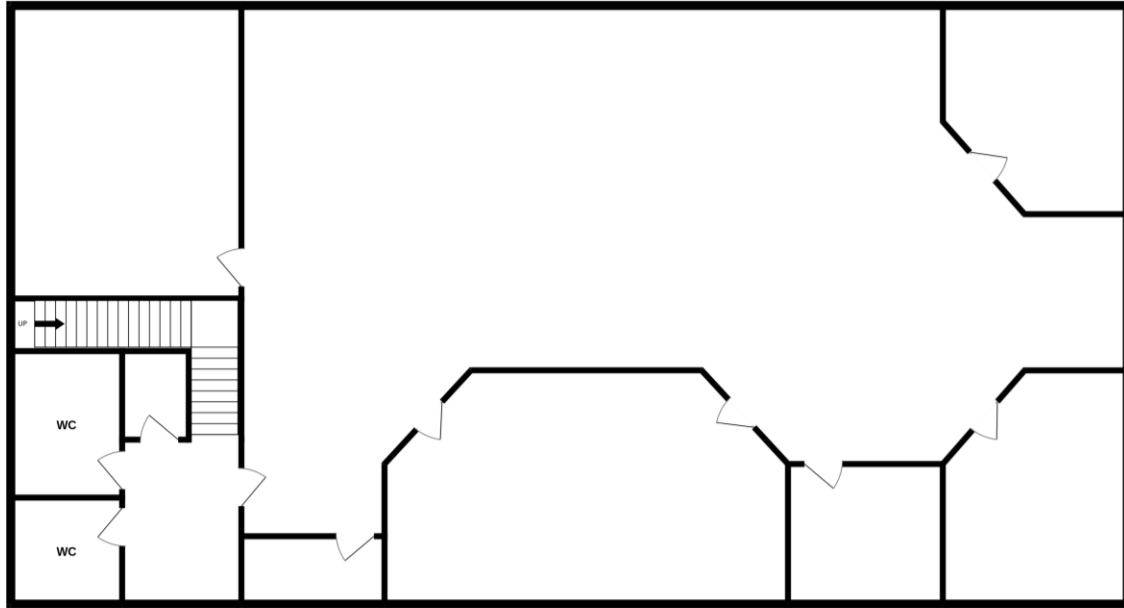


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# FLOORPLAN

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# DETAILS



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## DESCRIPTION

- PROMINENTLY POSITIONED ON CENTRE PARK, WARRINGTON
- ACCOMMODATION – 2,580 SQ.FT
- SUITABLE FOR USE CLASS E AND SIMILAR
- EXCELLENT TRANSPORT LINKS
- 10 CAR PARKING SPACES
- CLOSE TO AMENITIES
- AIR CONDITIONING
- MEETING ROOM

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

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

## PRICE

- £30,960 PER ANNUM PLUS VAT

# ENQUIRIES



730 MANDARIN COURT, CENTRE PARK, WARRINGTON, WA1 1GG

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

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