

TO LET

FIRST FLOOR, 30-40 MUSEUM STREET, WARRINGTON, WA1 1HU



LOCATION

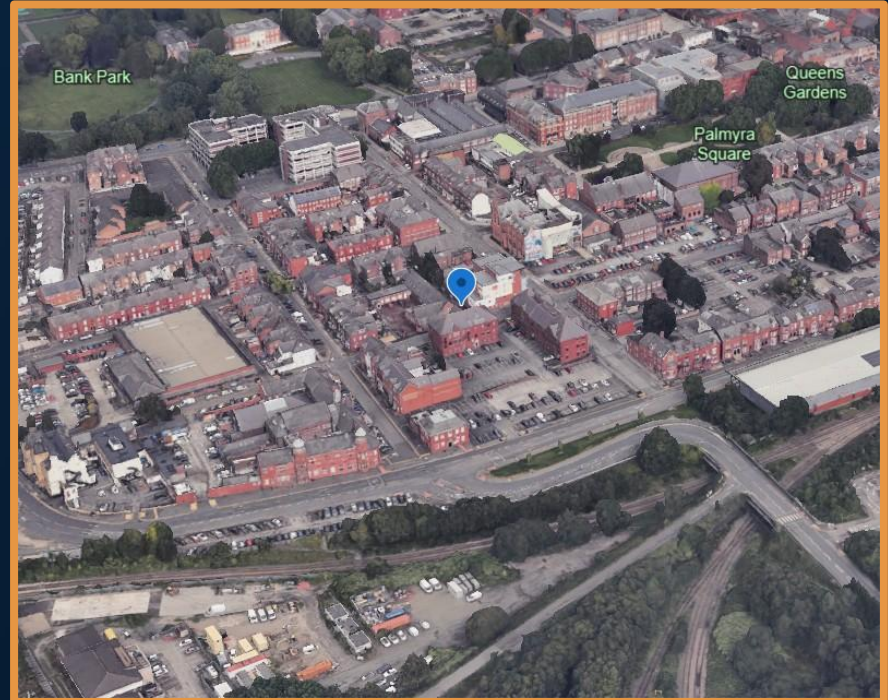


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EMPIRE COURT OCCUPIES A PROMINENT AND WELL-CONNECTED POSITION ON MUSEUM STREET WITHIN WARRINGTON TOWN CENTRE, PROVIDING AN ATTRACTIVE COMMERCIAL SETTING IN ONE OF THE NORTH WEST'S KEY BUSINESS AND RETAIL DESTINATIONS. SITUATED CLOSE TO THE TOWN'S CORE RETAIL AND LEISURE AMENITIES, THE LOCATION BENEFITS FROM EXCELLENT ACCESSIBILITY AND A VIBRANT SURROUNDING ENVIRONMENT.

NEARBY ATTRACTIONS INCLUDE GOLDEN SQUARE SHOPPING CENTRE AND THE WIDER TOWN CENTRE OFFERING, WHICH TOGETHER GENERATE STRONG LEVELS OF FOOTFALL AND SUPPORT A DIVERSE MIX OF BUSINESSES, CAFÉS, RESTAURANTS, AND PROFESSIONAL SERVICES. MUSEUM STREET IS WELL POSITIONED FOR BOTH LOCAL AND REGIONAL CONNECTIVITY. WARRINGTON CENTRAL AND WARRINGTON BANK QUAY RAILWAY STATIONS ARE BOTH WITHIN EASY REACH, PROVIDING DIRECT RAIL LINKS TO MAJOR COMMERCIAL CENTRES INCLUDING MANCHESTER, LIVERPOOL, AND LONDON.

THE PROPERTY ALSO BENEFITS FROM EXCELLENT ROAD ACCESS VIA THE M6, M56, AND M62 MOTORWAY NETWORKS, REINFORCING WARRINGTON'S REPUTATION AS A STRATEGICALLY LOCATED BUSINESS HUB



PHOTOS



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DETAILS



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DESCRIPTION

- PRIME LOCATION IN WARRINGTON TOWN CENTRE
- FIRST FLOOR ACCOMMODATION – 2,716 SQ.FT
- ACCOMMODATION CAN BE SPLIT DEPENDANT ON OPERATOR REQUIREMENTS
- 9 ALLOCATED CAR PARKING SPACES
- INTERCOM SYSTEM
- POPULAR COMMERCIAL LOCATION
- DISABLED ACCESS
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

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.

RENTAL

- £10 PER SQ.FT, PER ANNUM EXCLUSIVE OF VAT

ENQUIRIES



FIRST FLOOR, 30-40 MUSEUM STREET, WARRINGTON, WA1 1HU

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zoopla

