

TO LET

OFFICE/MULTI-USE SPACE, CENTRAL HOUSE, CENTRAL WAY, WARRINGTON, WA2 7TT



LOCATION



OFFICE/MULTI-USE SPACE, CENTRAL HOUSE, CENTRAL WAY, WARRINGTON, WA2 7TT

CENTRAL HOUSE ENJOYS A PROMINENT POSITION ON CENTRAL WAY, ONE OF WARRINGTON'S PRINCIPAL COMMERCIAL THOROUGHFARES, OFFERING EXCELLENT CONNECTIVITY AND CONVENIENCE.

SITUATED JUST MINUTES FROM WARRINGTON TOWN CENTRE, THE LOCATION BENEFITS FROM IMMEDIATE ACCESS TO A WIDE RANGE OF RETAIL, LEISURE, AND BUSINESS AMENITIES, INCLUDING THE GOLDEN SQUARE SHOPPING CENTRE, RESTAURANTS, CAFÉS, AND FITNESS FACILITIES. BOTH WARRINGTON CENTRAL AND WARRINGTON BANK QUAY RAILWAY STATIONS ARE WITHIN EASY REACH, PROVIDING DIRECT SERVICES TO MANCHESTER, LIVERPOOL, BIRMINGHAM, AND LONDON.

THE PROPERTY ALSO BENEFITS FROM EXCELLENT ROAD CONNECTIONS VIA THE M62, M6, AND M56 MOTORWAY NETWORKS, MAKING IT AN IDEAL LOCATION FOR BUSINESSES SEEKING A WELL-CONNECTED AND HIGHLY ACCESSIBLE BASE



PHOTOS



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DETAILS



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DESCRIPTION

- PRIME LOCATION IN WARRINGTON TOWN CENTRE
- ACCOMMODATION – 409 SQ.FT
- POPULAR COMMERCIAL LOCATION
- REFURBISHED TO A HIGH SPECIFICATION
- SUITABLE FOR MULTIPLE USES WITHIN USE CLASS E
- 3 ALLOCATED CAR PARKING SPACES
- 24/7 ACCESS
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

- FLEXIBLE LEASE TERMS AVAILABLE

RENTAL

- £7,812 PER ANNUM (WE UNDERSTAND THERE IS NO VAT PAYABLE)
- ALL INCLUSIVE RENTAL EXCLUDING TELEPHONE, CONTENTS INSURANCE AND BUSINESS RATES

ENQUIRIES



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

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