

OFFICE TO LET

SUITE 19, FERNDEN & CUE HOUSE, STOCKTON HEATH, WARRINGTON, WA4 6LL



LOCATION



SUITE 19, FERNDEN & CUE HOUSE, STOCKTON HEATH, WARRINGTON, WA4 6LL

THE PROPERTY IS LOCATED IN THE HEART OF STOCKTON HEATH VILLAGE, BEING AN AFFLUENT AND MUCH SOUGHT AFTER AREA OF THE NORTH WEST IN A WELLESTABLISHED COMMERCIAL AREA WITHIN CLOSE PROXIMITY OF ITS TRAFFIC LIGHT CONTROLLED JUNCTION, WITH THE A49 LONDON ROAD, SOME THREE MILES SOUTH OF WARRINGTON TOWN CENTRE. OCCUPIERS IN THE AREA INCLUDE STARBUCKS, PICCOLINO'S, OLIVE TREE BRASSERIE AND NANDO'S



DETAILS



SUITE 19, FERNDEN & CUE HOUSE, STOCKTON HEATH, WARRINGTON, WA4 6LL

DESCRIPTION

- PROMINENT LOCATION IN STOCKTON HEATH VILLAGE
- ACCOMMODATION – CIRCA 200 SQ.FT
- POPULAR COMMERCIAL LOCATION
- SURROUNDING ON STREET CAR PARKING, AS WELL AS A SHORT STAY CAR PARK JUST 0.1 MILES AWAY
- LOCATED WITHIN AN ESTABLISHED MULTIPLE BUSINESS COMMUNITY
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS
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LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

- FLEXIBLE LEASE TERMS AVAILABLE

RENTAL

- £6,600 PER ANNUM (WE UNDERSTAND THERE IS NO VAT PAYABLE)
- THE RENTAL IS ALL INCLUSIVE EXCLUDING TELEPHONE, BROADBAND AND CONTENTS INSURANCE

ENQUIRIES



SUITE 19, FERNDEN & CUE HOUSE, STOCKTON HEATH, WARRINGTON, WA4 6LL

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

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zoopla

