

TO LET

FROGHALL LANE, WARRINGTON, WA1 1UE



LOCATION

FROGHALL LANE, WARRINGTON, WA1 1UE

FROGHALL LANE ENJOYS A WELL-CONNECTED LOCATION WITHIN WARRINGTON, PROVIDING CONVENIENT ACCESS TO THE TOWN CENTRE AND THE WIDER NORTH WEST.

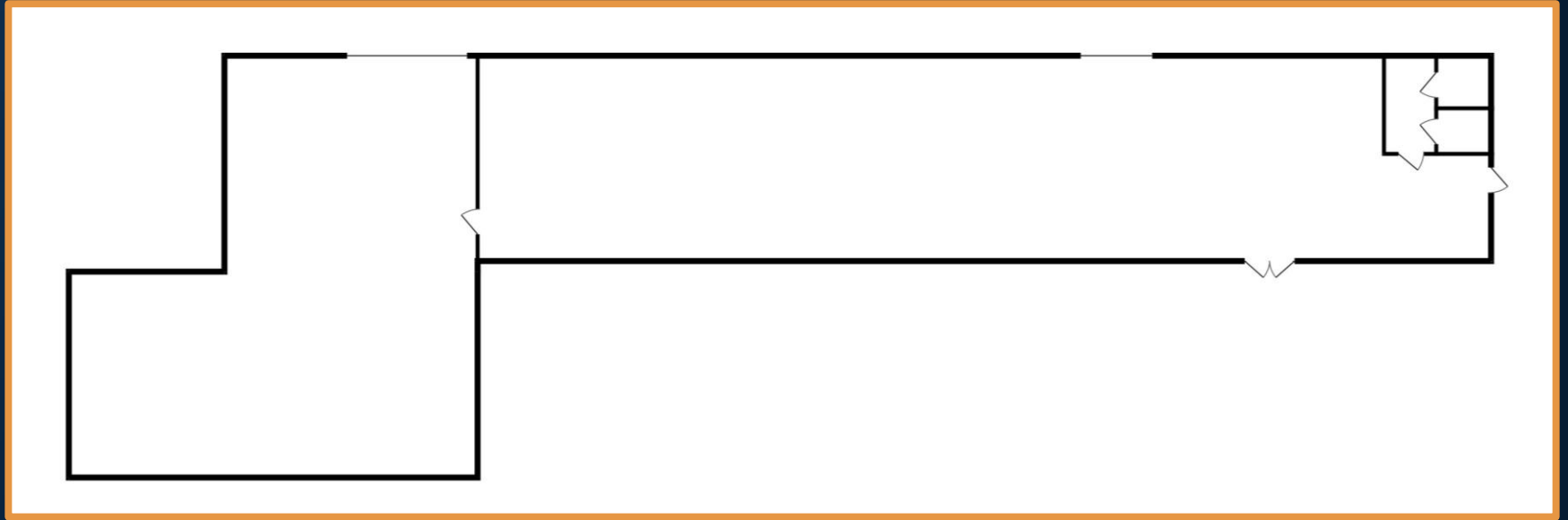
THE AREA BENEFITS FROM A MIX OF ESTABLISHED COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL DEVELOPMENT, CREATING A VERSATILE AND ACCESSIBLE SETTING FOR A RANGE OF BUSINESSES. EXCELLENT ROAD CONNECTIONS PROVIDE EASY ACCESS TO THE M6, M62, AND M56 MOTORWAY NETWORKS, OFFERING RAPID LINKS TOWARDS MANCHESTER, LIVERPOOL, CHESTER, AND BEYOND. WARRINGTON TOWN CENTRE, ALONG WITH WARRINGTON CENTRAL AND WARRINGTON BANK QUAY RAILWAY STATIONS, ARE ALSO WITHIN EASY REACH.

THE COMBINATION OF STRONG TRANSPORT LINKS, PROXIMITY TO WARRINGTON'S EXTENSIVE AMENITIES, AND ACCESS TO THE REGION'S MAJOR COMMERCIAL CENTRES MAKES FROGHALL LANE AN ATTRACTIVE LOCATION FOR OCCUPIERS SEEKING A CONVENIENT AND WELL-CONNECTED BUSINESS ADDRESS



FLOORPLAN

FROGHALL LANE, WARRINGTON, WA1 1UE



DETAILS

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DESCRIPTION

- PROMINENT LOCATION IN WARRINGTON TOWN CENTRE
- ACCOMMODATION – 3,381 SQ.FT
- 14 CAR PARKING SPACES
- SUITABLE FOR USE CLASS E AND SIMILAR
- EXCELLENT TRANSPORT LINKS TO THE M6, M62 AND M56 MOTORWAY NETWORKS
- CLOSE TO AMENITIES

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

- £30,000 PER ANNUM EXCLUSIVE OF VAT

ENQUIRIES

FROGHALL LANE, WARRINGTON, WA1 1UE



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