

TO LET



**1,750 SQ FT
(162.6 SQM)**

**SUITE 1
QUAY BUSINESS CENTRE
WINWICK QUAY
WARRINGTON**

- Incentives available
- Modern Self-Contained Office
- Onsite Parking

IMPORTANT

BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication; (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith.

However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the correctness and availability in each case, before making arrangements to view; (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

Location

Quay Business Centre is located approximately 1 mile from junction 8 and 9 of the M62 Motorway and Gemini Retail Park. Quay Business Centre offers excellent access to both local amenities and the region's motorway network.

Manchester and Liverpool's airports are within 20 and 7 miles respectively. Warrington Bank Quay and Central stations are within 2 miles, providing mainline intercity links to Manchester, Liverpool and other major cities.

Description

Quay Business Centre is a modern development comprising self-contained two storey business units.

Key features include:

- Open plan office space
- Suspended Ceilings
- Cat II Lighting
- 24hr Access
- 7 dedicated parking spaces

Measurements

The accommodation has the following net internal areas:

	Sq Ft	Sq m
Ground Floor	1,750	162.6

Terms

The property is available by way of assignment of an existing lease which is due to expire in June 2011.

Rent

Rent: £20,125 per annum

There is also an estates service charge payable to recover site management costs. This is currently estimated at £6,245 per annum.

Rates

Interested parties are advised to make their own enquiries direct to Warrington Borough Council (Tel: 01925 443210)

Viewings

Strictly with the sole agents:

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