720 MANDARIN COURT

Centre Park, Warrington
WA1 1GG

TO LET

First Floor Office Suite

285.2m² (3,069 ft²)

MORGAN WILLIAMS.

01925 414 909

- Excellent links to Manchester & Liverpool
- Dedicated, secure car park
- Desirable location on Centre Park

Location

Mandarin Court is conveniently located for Warrington town centre on the established Centre Park.

The park is within walking distance of both Warrington's Bank Quay and Warrington Central railway stations, and has excellent links to the M6 and M56 motorways. Warrington Centre Park benefits from a regular shuttle bus service to and from Warrington Golden Square Shopping Centre.

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Description

The first floor of a modern detached office building with the following features.

- Full access raised floors
- Air conditioning
- LED Lighting
- Fully fitted meeting rooms and break out area
- 12 dedicated parking spaces
- Landscaped grounds

Accommodation

We calculate the following areas in accordance with the RICS Property Measurement 2nd Edition, adopting IPMS 3:

Areas	ft²	m²
First Floor	3,069	285.2

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Rates
Rateable Value: £36,250
Payable 2021/22: £18,088

Rent
£43,000 per annum

Service Charge
Payable in respect of heating, lighting and other communal aspects

Lease
Available for a flexible term

Legal Costs
Each party is responsible for their own legal costs

Viewing
For further information or to arrange a viewing please contact Morgan Williams on 01925 414 909

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