

# to let/(may sell)

Stunning Furnished Office Building

250.8 m<sup>2</sup> (2,700 ft<sup>2</sup>)



The Maltings  
100 Wilderspool Causeway  
Warrington  
WA4 6PU

- High Quality Refurbished Property
- South Warrington Location
- Fully Furnished Internal Layout
- Fronting Busy A49
- Capacity for 47 Desks
- Rare Freehold Opportunity

MORGANWILLIAMS.com

**01925 414909**

## Location

Prominently situated on the main A49 on the south side of Warrington Town Centre.

The property enjoys excellent links to the M6 and M56 Motorways.

It is a short walking distance from the Town Centre shops and amenities. The Village Hotel and Waterside Restaurant are also within close proximity.

## Description

We are delighted to offer for rent or sale a high quality Grade II Listed building that has recently undergone a complete refurbishment.

The property comprises a delightfully restored semi-detached office building arranged within a shared courtyard in conjunction with the adjoining neighbour. The courtyard provides designated car parking for both properties, whereby 7 spaces are allocated to this property.

The property is fully furnished throughout and includes desks and chairs and fitted kitchen and other amenities, including quality wc facilities, making it ready for immediate occupation.

The internal layout is illustrated by the attached plans.

## Accommodation

Net Internal Area

<b>Total</b>	<b>250.8 m<sup>2</sup></b>	<b>2,700 ft<sup>2</sup></b>
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## Services

All mains services are connected.

There is a gas fired central heating system.

## Rates

There are several entries appearing in the Rating List of the Local Authority which combined produces a Rateable Value for the whole property of £24,450.

The individual sections of the property are separately assessed and occupiers with multiple small businesses may benefit from small business rates relief.

## Lease Terms

A new full repairing and insuring lease is available for a minimum 3 year term, incorporating 3 yearly upward only rent reviews, at a commencing rental of £40,000 per annum.

## Sale Price

Alternatively a sale of the freehold is available at a price of £500,000.

## Tenure

Freehold.

## VAT

The property is registered for VAT and the above rental and sale price will be subject to VAT at the standard rate.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates      RBates@morganwilliams.com

For details of other properties, our website address is  
www.morganwilliams.com

**SUBJECT TO CONTRACT**

**EPC Score Band D**



## E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
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## 100 THE MALTINGS, WARRINGTON

GROUND FLOOR - PROPOSED GENERAL ARRANGEMENT - 1200'S



## 100 THE MALTINGS, WARRINGTON

FIRST FLOOR - PROPOSED GENERAL ARRANGEMENT - 1200'S



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