

UNIT 4 FIRECREST COURT

TO LET

Modern Ground
Floor Office

4,026 ft² (374.2 m²)



4 Firecrest Court
Centre Park
Warrington
WA1 1RG

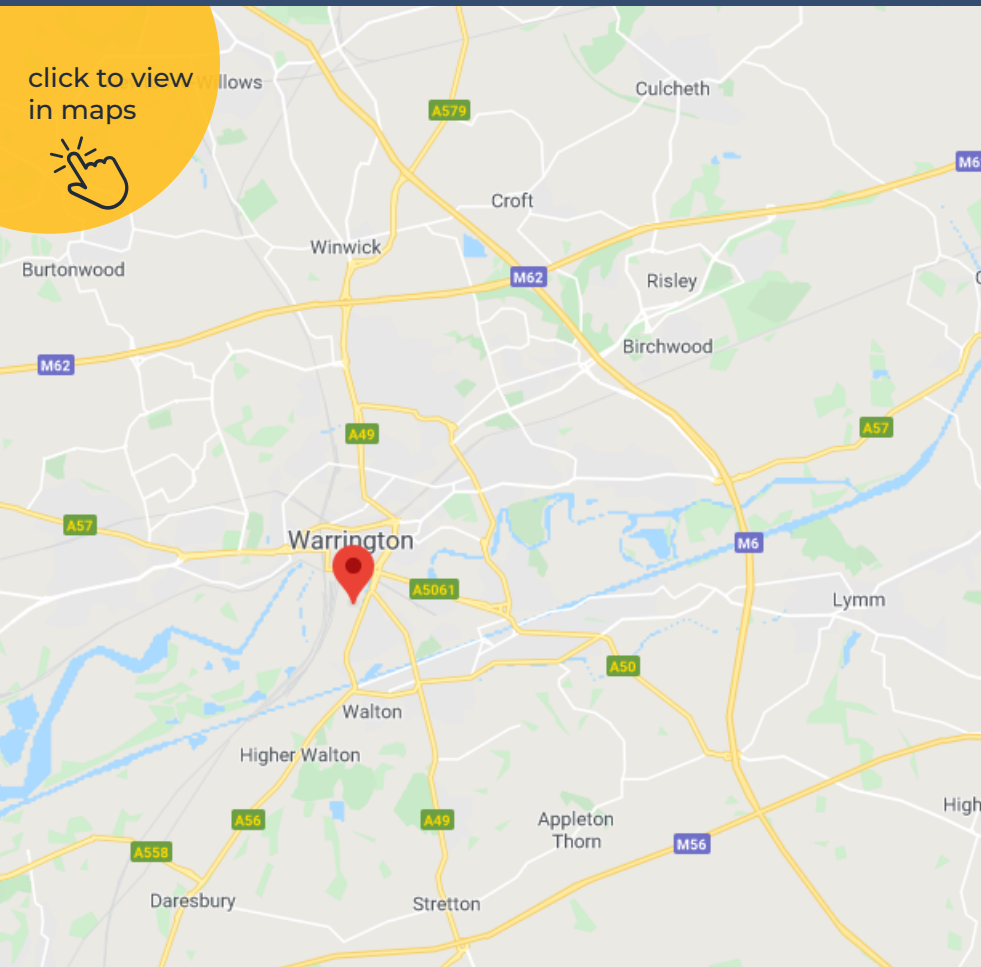


Location

Firecrest Court is conveniently located for Warrington town centre on the established Centre Park. The business 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. Other occupiers in the area include Countryside Homes, Phonak and Optionis Group. Centre Park leisure facilities include Village Hotel and Leisure Club, Travel Inn and Greene King Bar & Grill.

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Description

Modern, detached office premises providing the following features

- Full access raised floors
- Comfort Cooling
- Open Plan Accommodation
- Kitchen
- Gas Central Heating
- Extensive on site car parking spaces
- Male, female & disabled WC facilities
- Landscaped site



Unit
4

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Accommodation

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

Areas	m ²	ft ²
Ground Floor	374.2	4,026



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Terms

The ground floor is available to let by way of a new lease for a negotiable term on tenants full repairing and insuring basis.

Rental

£14 per ft².

Incentives Available

Legal Costs

Each party to be responsible for their own legal costs.

Rates

Rateable Value: £51,500

Payable (2019/20) £25,956

EPC



Viewing

**MORGAN
WILLIAMS.**

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