



FOR SALE

Freehold Office Investment

3 Cygnet Court, Centre Park, Warrington WA1 1PP

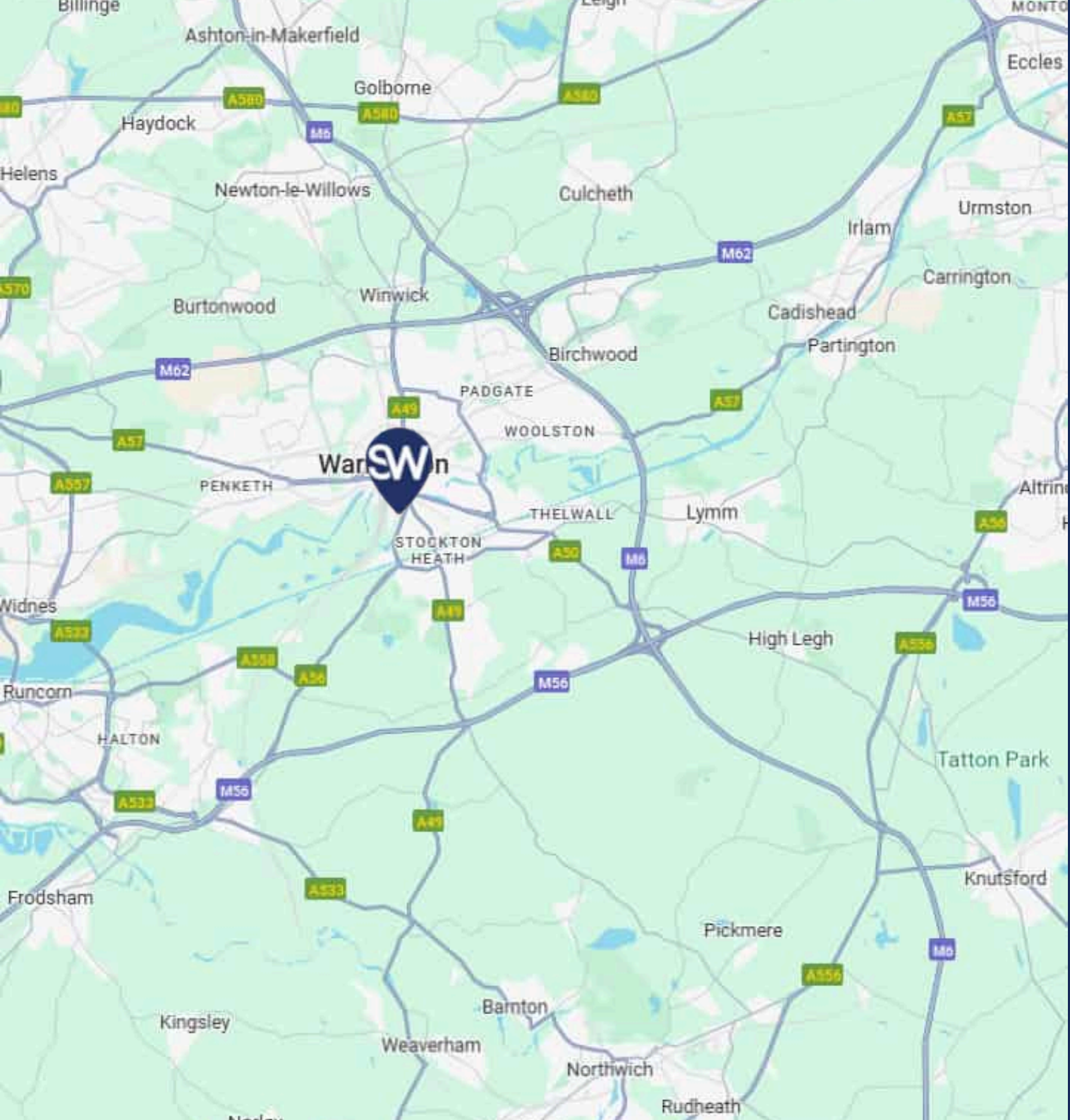
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Opportunity Summary

- Modern, detached office building
- Located in the heart of Centre Park, an established business park in Warrington
- Part-Let office investment sub-divided into ground and first floor suites
- Ground Floor let to VUR Village Trading No1 Limited producing £40,000 pa
- First Floor currently owner-occupied
- Low Passing Rent of £13.42 psf
- Estimated Rental Value (ERV) in the region of £16.50 - £18.50 psf
- Full access raised floors, suspended ceilings and LED lighting with air conditioning system
- Total Net Internal Area of 5,958 Sq Ft
- 25 Parking Spaces
- Held Freehold
- Asking Price £895,000 (STC)



Location

The property is located on Cygnet Court, off Lakeside Drive, forming part of the well-established Centre Park business park on the southern edge of Warrington town centre.

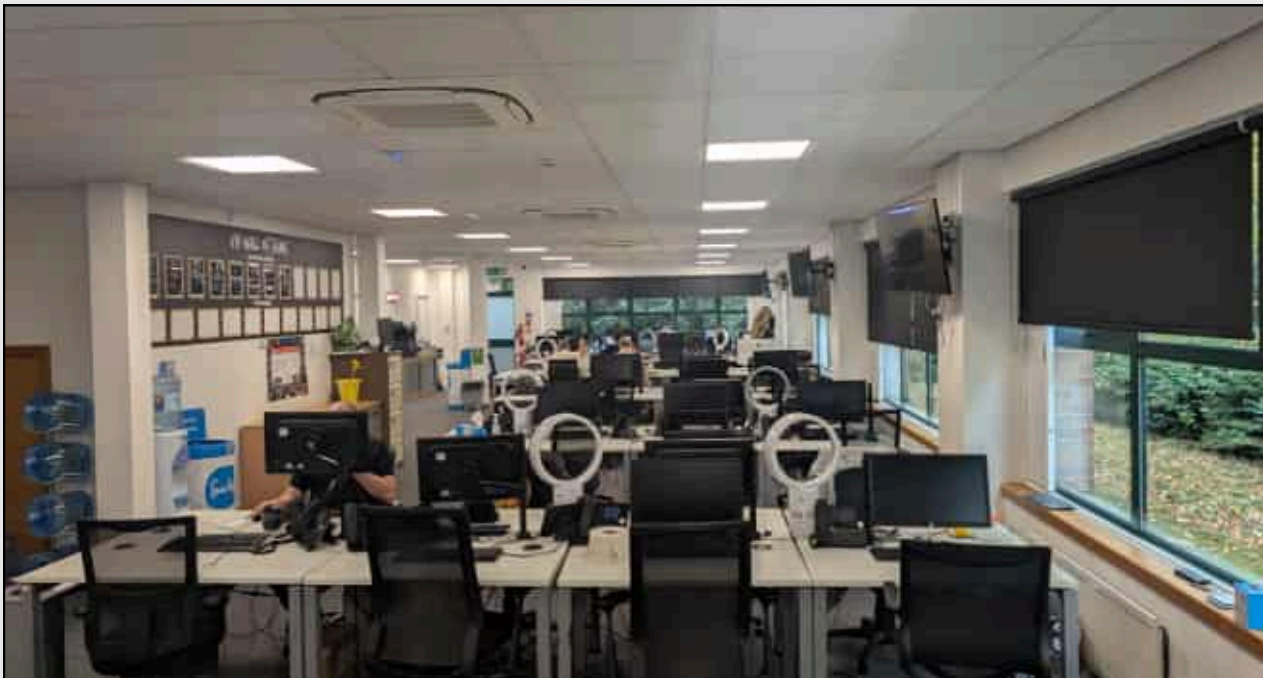
Warrington Centre Park is accessed off the A56 Chester Road and is well located for easy access to the region's motorway network including the M6, M56 & M62.

The property is approximately 0.4 miles from Warrington Bank Quay Station and 0.7 miles from Warrington Central Station, providing convenient rail links to Manchester, Liverpool, and beyond.

A regular shuttle bus service connects Centre Park with the town centre.

Centre Park itself is a vibrant commercial hub, home to a mix of office buildings, leisure facilities, and hospitality venues. Nearby amenities include the Village Hotel and Leisure Club, offering a gym, pool, and dining options, along with the Waterside Beefeater and Premier Inn.

3 Cygnet Court offers a prestigious and accessible location within one of Warrington's most desirable business environments, ideal for companies seeking a professional setting with excellent transport links and nearby amenities.



Description

3 Cygnet Court comprises a detached, two-storey purpose-built office building of steel frame construction with brick elevations under a pitched roof.

The ground floor level provides predominantly open-plan office accommodation with meeting room, kitchen and WCs.

The first floor, accessed via stairs, provides modern open-plan office accommodation with 3 meeting rooms and larger board room / training room, all with metal framed glazed partitioning, kitchen and WCs.

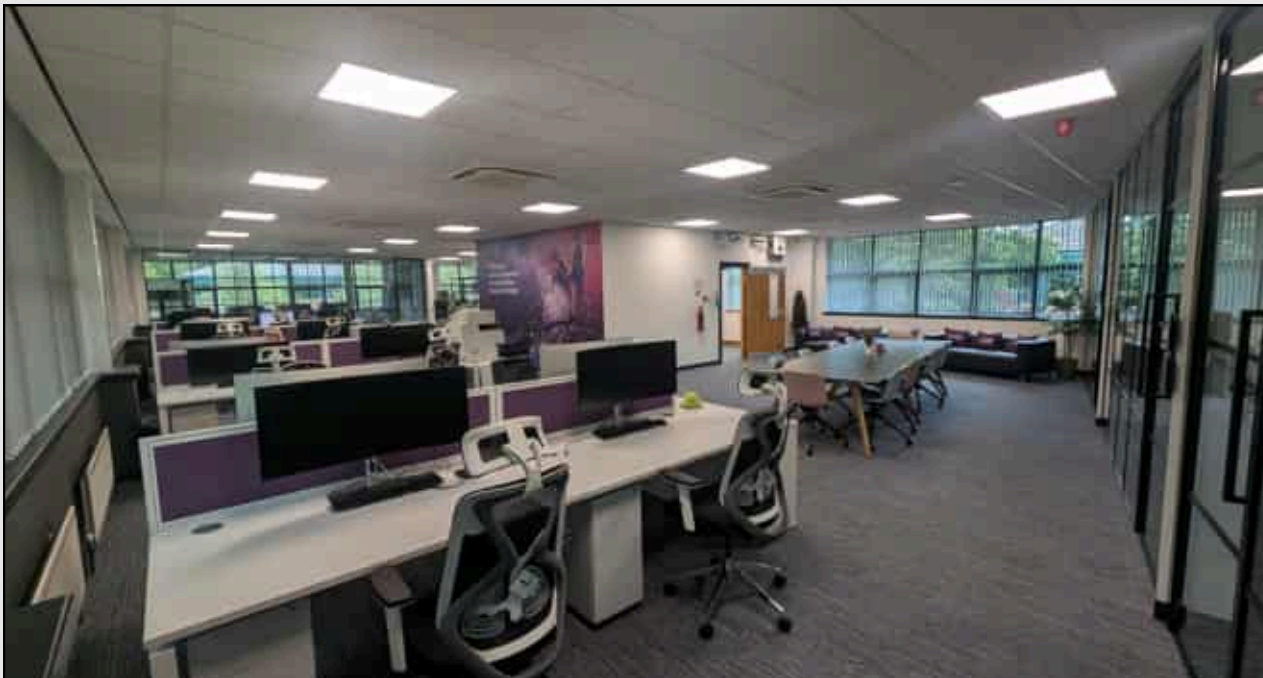
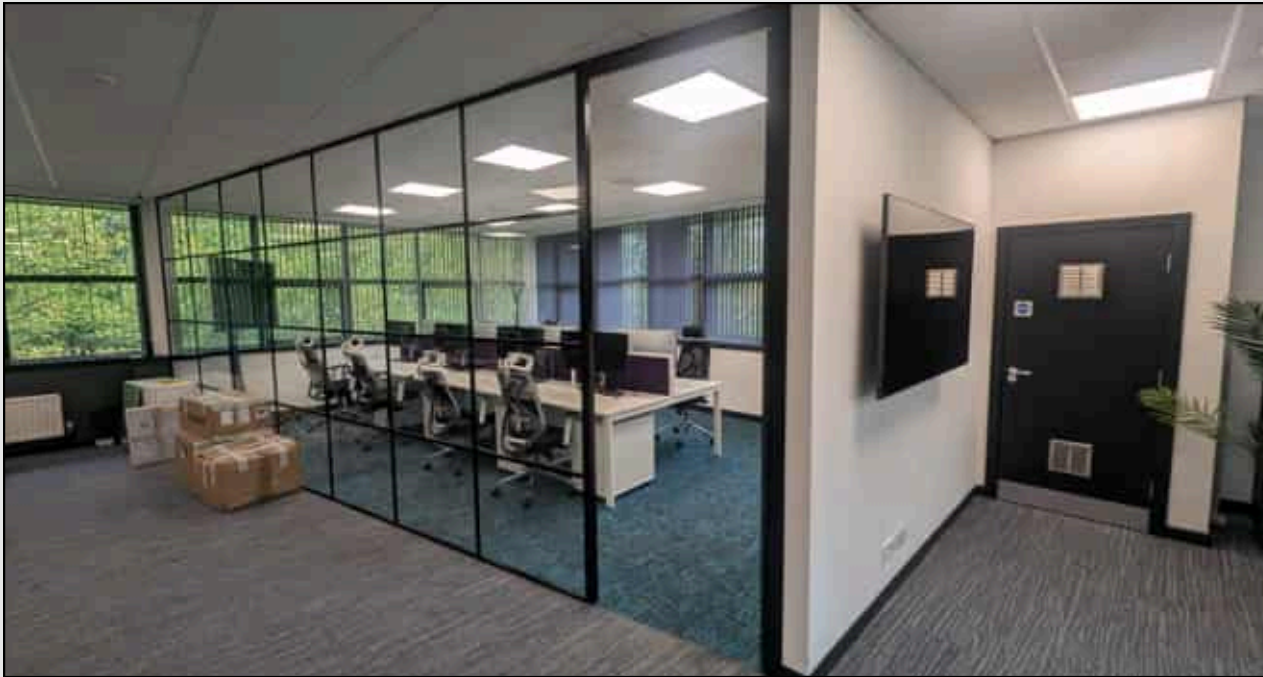
Overall, the property is fitted out to a good specification benefiting from raised floors with carpeted flooring, suspended ceiling with LED lighting and painted plastered walls. The property provides air-conditioning and heating is provided by way of GCH with wall mounted radiators.

Externally, the property benefits from well-maintained landscaped areas and dedicated surfaced car parking for staff and visitors with approx. 25 parking spaces.

Accommodation

Area	Sq M	Sq Ft
Ground Floor (Office)	276.31	2,979
Lobby / WCs	-	-
First Floor (Office)	276.31	2,979
Lobby / WCs	-	-
Total NIA	553.48	5,958

Gross Internal Area (GIA) is assessed at 610 Sq M (6,573 Sq Ft).



Tenancies

The Ground Floor is let to VUR Village Trading No1 Limited on a 5 year term from 1st September 2025 at a rent of £40,000 per annum.

The lease is contracted outside of the 1954 Act and provides mutual break clauses after Years 2 and 4, subject to 6 months' notice.

A copy of the lease is available upon request.

Tenant Covenant Strength

VUR Village Trading No1 Limited
(CRN. 00418878)

Incorporation Date: 07/09/1946

Village Hotels is a hotel owner and operator offering traditional full-service hotel stays, fitness clubs, food and beverage outlets, and co-working spaces. The company was acquired by The Blackstone Group in 2024.

3 Cygnet Court serves as the Tenant's Head Office.

The latest company financial figures are listed below:

	31/12/24	31/12/23	31/12/22
Turnover (£000s)	278,114	250,860	227,650
Pre-tax Profit (£000s)	201	9,126	534



Business Rates

Ground Floor: £32,750 (2023 Rating List)

First Floor: £32,250 (2023 Rating List)

EPC

A copy of the EPC is available upon request.

Estate Charge

There is an estates charge for upkeep and maintenance of Centre Park provided by the Management Company. A proportion of the estates charge is recoverable from the Tenant as per the terms of the lease. Further details can be made available upon request.

Tenure

Held Freehold under Land Registry Title Number CH659471.

Sale Price

£895,000

Subject to Contract and Exclusive of VAT

VAT

VAT may be applicable at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

Viewing strictly by appointment only with the agent.
For further information please contact:-

Adam Marshall

0161 259 7027 | adam.marshall@sw.co.uk

Tom Parker

0161 259 7021 | tom.parker@sw.co.uk

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October 2025



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