



**First Floor, Sterling House, 810 Mandarin Court, Warrington, WA1 1GG**  
High Quality First Floor Office Suite

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	5,200 sq ft / 483.10 sq m
<b>Rent</b>	£78,000 per annum
<b>Rates Payable</b>	£29,757 per annum
<b>Rateable Value</b>	£54,500
<b>EPC Rating</b>	D (76)

**Key Points**

- 25 On-Site Car Parking Spaces
- Short Walk to Warrington Town Centre
- Predominantly Open Plan
- Refurbished Suite
- Sought after Business Park
- Substantial Natural Light

## Location

Sterling House is within walking distance to both Warrington Bank Quay and Warrington Central Train Stations. By car Centre Park is accessed from the A49, a major arterial route running along the eastern edge of the Town Centre providing direct, convenient access to Junction 9 of the M62 and Junction 10 of the M56 motorways.

The brand new southbound link road between Chester Road and Wilson Patten Street is currently under construction. This will provide another access bypassing the Town Centre and Bridgefoot.

## Description

Sterling House is an imposing three storey office building with large car park. It is owner occupied and the surplus first floor is available for lease.

The property is situated on Centre Park, an established master planned office and commercial development. Sterling House is situated at the rear of the estate in a stand alone position just off Mandarin Court.

The office is mainly open plan and benefits from full access data cabled raised floors, comfort cooling and heating and suspended ceilings with L lighting.

Sterling House benefits from an extensive car park facility where 25 spaces will be allocated to the first floor.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	5,200	483.10
<b>Total</b>	<b>5,200</b>	<b>483.10</b>

## Services

Mains electricity, water, gas and drainage are connected.

## Rates

Rateable Value: £54,500.

Rates Payable: £27,904.

## Lease Terms

Available by way of a new Tenants effectively full repairing and insuring lease for a flexible term incorporating 3 yearly upward only rent reviews.

## Rental

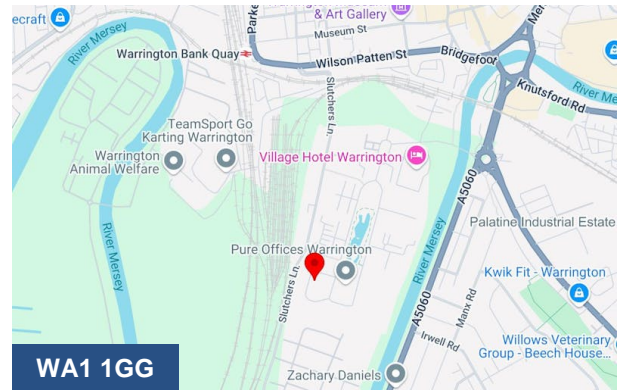
The quoting rental is £78,000 per annum plus VAT (£15.00 psf).

## Service Charge

A service charge will be levied to cover the usual communal occupational costs and expenses, associated with the building. Additional services can be provided depending on occupiers requirements.

## VAT

We are advised that the property is subject to VAT at the prevailing rate.



## Viewing & Further Information



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