

UNIT 5 ABBOTS PARK

TO LET



SELF-CONTAINED OFFICE SUITE 688 sq ft



- Fully refurbished to all areas
- New air conditioning system
- Suspended ceiling with LED lighting throughout
- 4 car parking spaces
- Up to 400 mb fibre connection to office
- Plug and play, power and new cat5e cabling to all office space
- Shower
- Breakout seating

UNIT 5

ABBOTS PARK

PRESTON BROOK

WARRINGTON

WA7 3GH

UNIT 5 ABBOTS PARK

TO LET



688 sq ft

DESCRIPTION

A brick built self contained office building arranged on ground and upper floor and comprising the following main features:

- Fully refurbished to all areas
- New air conditioning system
- Suspended ceiling with LED lighting throughout
- 4 car parking spaces
- 400 mb fibre connection to office
- Plug and play, power and new cat5e cabling to all office space
- New cctv system
- Male, female and disabled wc's
- Raised floor
- Shower
- Breakout areas

VIEWING

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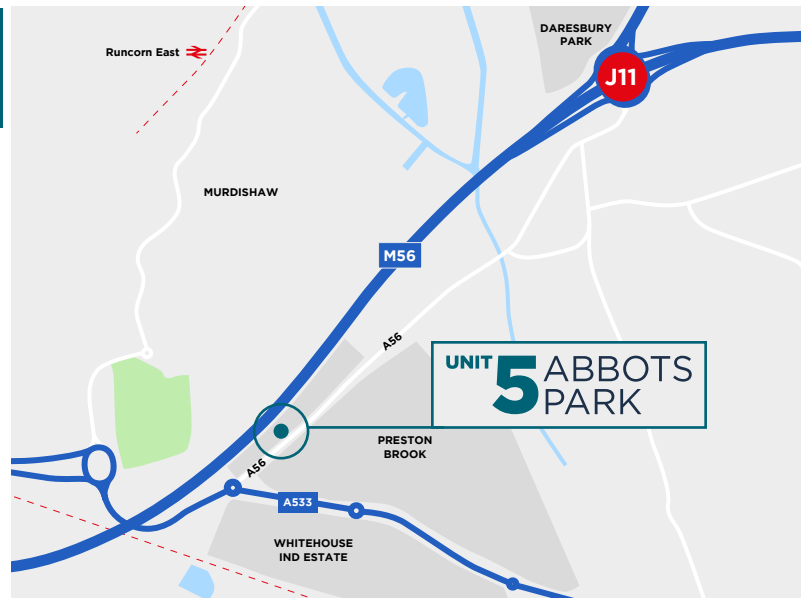
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LOCATION

Abbots park sits within the north Cheshire office triangle comprising Chester/Warrington and South Manchester. The park is located a short distance from junction 11 of the M56 which is turn provides excellent access to the north west motorway network. Runcorn east station is within a mile of the property whilst Liverpool and Manchester Airports are both easily accessed from The Park.



TENURE

Available by way of a new internal repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Halton Borough Council on: **0151 511 8932**.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.