

**TO LET**  
**80 Buttermarket Street**  
**Warrington**  
**Cheshire**  
**WA1 2NN**



**Period Office Building**  
**3,158 sq ft**

## Location

The property is located within a prime commercial location a short distance from Warrington's financial and shopping areas. The building is within easy walking distance of the Golden Square Shopping Centre and close to bus station and intercity railway station. 80 Buttermarket Street forms part of the Priory Court development and has excellent access to the nations motorway network, with the M6, M56 M6 and M62 motorway all a short drive away. Indeed Warrington's communications network and geographical location has been recognized as being unrivalled based on the excellent motorway, airport and rail communications.

## Description

No 80 Buttermarket Street comprises a brick built three storey office building with a basement and on site parking in a rear courtyard area.

- Period office building
- Mix of open plan and cellular offices
- Good on site parking
- Attractively landscaped
- Flexible sub let available
- Suitable for possibly clinical/aesthetic uses
- Within walking distance of the town amenities, with a good range of shops, bars and restaurants.

## Accommodation

Ground floor	1,230 sq ft
First floor	1,317 sq ft
Second floor	611 sq ft
Total	3,158 sq ft

## Lease Term/Rent

The premises are available by way of a flexible sublet, rental details are available on request.

A copy of the EPC is available on request and please contact Jane Marshall on 07801 373974 for more information or an appointment to view.