LANDWOOD GROUP

UNIT 4A, OLYMPIC AVENUE, WOOLSTON GRANGE AVENUE, WARRINGTON WA2 0YL

FOR SALE Upon instructions of the Joint Administrators

OFFICE PREMISES LOCATED IN ESTABLISHED AREA

CONTACTS

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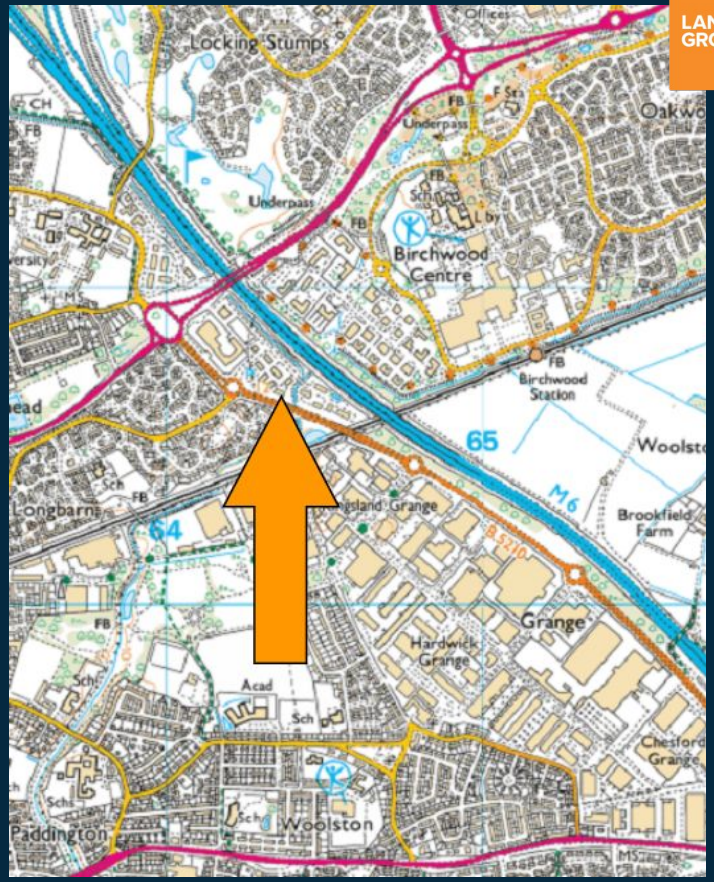
KEY CONSIDERATIONS

- Modern semi-detached office building located in an established area.
- Located on Olympic Park, Warrington's leading business hub with office space and amenities.
- Easy access to the motorway network with the M6, M62, M56 being close by.
- Approximately 346.09 Sqm / 3,725sf.
- 11 designated parking spaces.
- Available with vacant possession.
- Freehold.
- Inviting offers in the region of £450,000.



Unit 4a Olympic Avenue, Woolston Grange Avenue, Warrington, WA2 0YL

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LOCATION

The property is located on Olympic Park, a well established business district within the borough of Warrington. The area is widely regarded as Warrington's leading business hub, offering quality office space and amenities.

The property is conveniently close to the intersections of the M6 and M62 and the M6 and M56, as well as the railway station on the Liverpool to Manchester line.

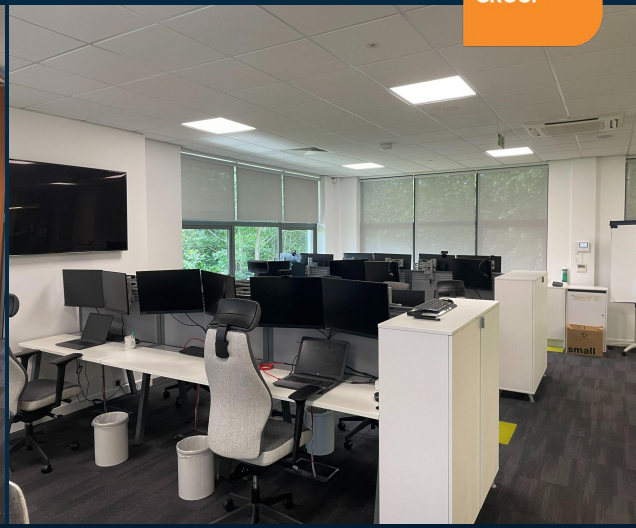
DESCRIPTION

The property comprises a modern semi-detached two storey office building extending to an approximate Gross Internal Area of 3,725 sq ft.

Internally the office provides open plan space plus private meeting rooms. There is a large kitchen to the ground floor and a kitchenette to the first floor, with male and female WCs on both floors.

The office is fitted with air conditioning, raised floors, integrated speakers, CCTV cameras and automatic sensor lighting throughout. The building is of steel portal frame construction with brick elevations, aluminium double glazed windows and doors, and a pitched roof.

Externally, the property benefits from 11 designated parking spaces.



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TENURE INFORMATION

The property is held under freehold title number CH626601.

BUSINESS RATES
The Offices and Premises and has a rateable value of £47,500.

EPC
TBC.

PRICE
Inviting offers in the region of £450,000 for the freehold interest.

VIEWINGS
Strictly by appointment.

LEGAL COSTS
Each party will be responsible for their own legal costs.

VAT
All figures quoted are exclusive of VAT which may be applicable.

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CONTACT US TO ENQUIRE

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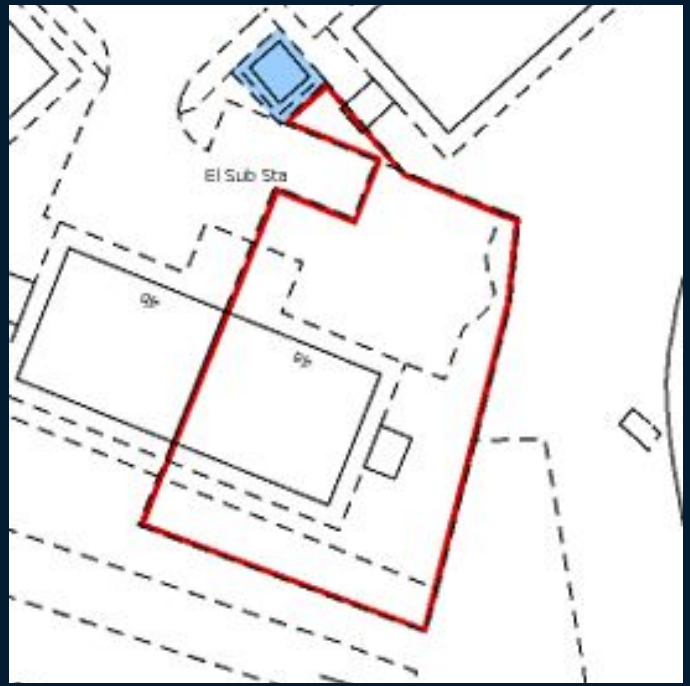
TITLE PLAN



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