



790 Mandarin Court, Warrington, WA1 1GG

Quality Office Building on an Established Business Park
Can be Split

Summary

Tenure	To Let
Available Size	2,035 to 4,070 sq ft / 189.06 to 378.12 sq m
Rent	£30,000 - £55,000 per annum
Rates Payable	£4.47 per sq ft
Rateable Value	£32,750
EPC Rating	E

Key Points

- Self Contained
- Sought After Location
- High Specification Office Building
- Prominent to Sluthers Lane
- Allocated Car Parking Spaces
- Overflow Roadside Parking
- Short Walk To Bank Quay Station
- Can be Split Per Floor

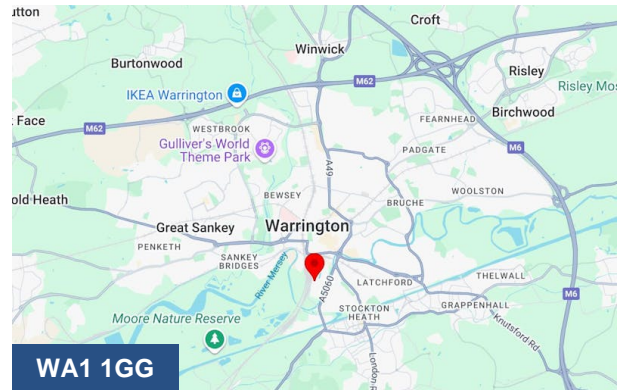
Location

The property is located on Centre Park, an established Business Park situated on the southern edge of Warrington Town Centre.

The unit is in walking distance from Warrington Bank Quay Railway station.

Leisure amenities at Warrington Centre Park include The Village Hotel & Leisure Club with Starbucks, Travel Inn and The Waterside Pub & Grill and The Waterside Hotel.

Access onto Centre Park is via the A49/A5060 which provides good links to the M6, M56 and M62 motorways on the periphery of Warrington.



Description

We are delighted to list this high quality end terrace self contained office building.

The property is constructed to a high specification incorporating suspended ceilings with lighting, air conditioning, raised floors with power and data connections, double glazed windows and gas central heating.

Internally the accommodation is an arrangement of open plan offices with boardrooms and staff break out facilities. The central core contains ground floor reception area, male, female and disabled toilets and kitchen facilities.

The site is barriered for security and has approx. 14 car parking spaces.

The gable and rear elevations offer prominence and advertising opportunities visible to traffic along Slutchers Lane.



Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	2,035	189.06
1st	2,035	189.06
Total	4,070	378.12



Services

Mains electricity, gas central heating, air conditioning, water and drainage are connected.

VAT

We are advised that the property is registered for VAT.

Legal Costs

Each party are responsible for their own legal costs.

Rental

£55,000 per annum plus VAT.

This equates to £13.50 psf net, which is at least 10% below market rates.

Can be split for at the cost of £30,000 plus VAT per floor.

Service charge is applicable for communal issues and costs if multiple tenants.

Lease Terms

The property is available for way of a new Tenant's Full Repairing & Insurance Lease for a minimum 3 year term.

Viewing & Further Information



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