



Patten House, Moulders Lane, Warrington, WA1 2BA

Serviced office spaces TO LET

- City/Town Centre
- Business Lounge
- Wheelchair Accessible
- [///engine.pillow.beam](http://engine.pillow.beam)
- Common Areas
- Meeting Rooms
- Bicycle Storage

Summary

Available Size	54 to 108 sq ft
Rent	£30.89 per sq ft
Business Rates	Upon Enquiry
EPC Rating	C

Description

Lay the foundation for all your business ambitions with modern office space in Warrington. Find yourself in good company in Northern Cheshire, boasting a diverse economy with significant sectors such as agriculture, automotive, bio-technology, chemical, financial services and ICT.

Build a winning business team and strong client relationships in Warrington. Whether you're collaborating in our fully furnished coworking areas, pitching in our peaceful meeting rooms or working sole in our private spaces. Our professional offices give you the perfect platform to thrive. Large windows all around let in natural light and superfast WiFi lets you jump online anytime, helping you stay focused and up to speed. Make the most of on-site parking, before receiving a warm welcome from the reception team and grabbing a hot barista-style coffee from the kitchen.

Location

Patten House is located in the town of Warrington just 20.5 miles from Manchester City Centre. Transport links are excellent with Bridge Street bus stop (Stop CB) which is 0.1 miles away located along Bridge Street. Access to Warrington Central Station is 0.5-miles away, providing access in and around the city centre of Manchester with bars and restaurants within walking distance.

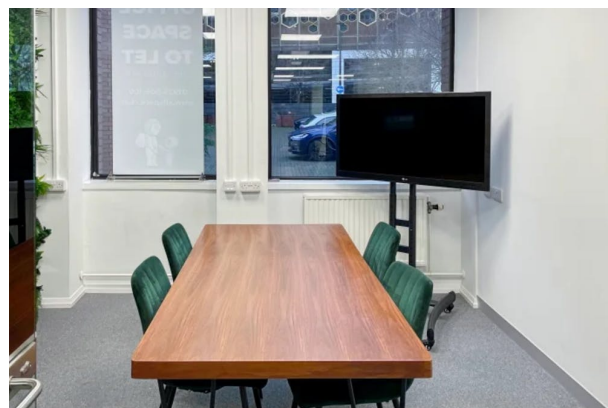
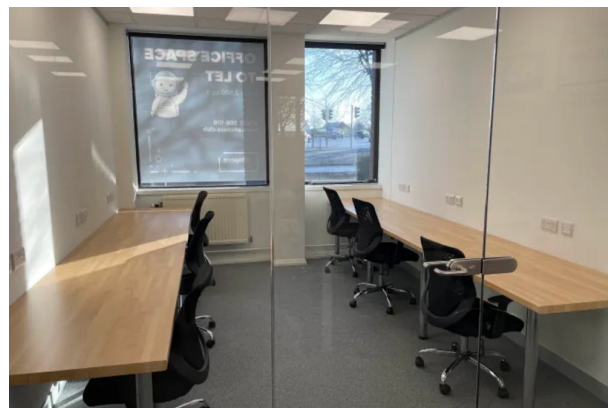
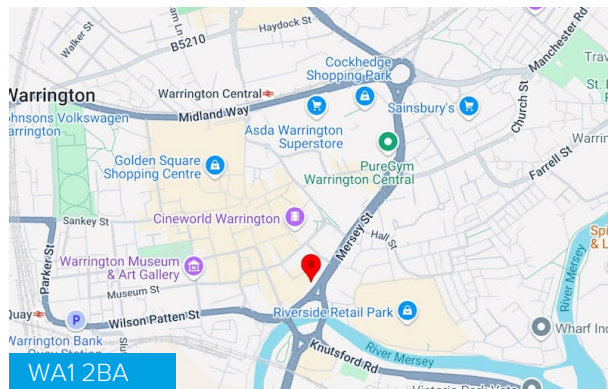
The A49 can be accessed from the East of the site which connects to the A56. The M62 can be accessed from the North of the site, providing access to the A1(M) North and South, offering wider linkages to large cities such as Leeds, Manchester and London.

Manchester Airport is 16 miles East of the site.

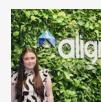
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	500	46.45	Available
Total	500	46.45	



Viewing & Further Information



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View Properties Here
www.alignpropertypartners.co.uk

