

01925 822112

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To Let - Office Accommodation - 1,237 sqft



Webster Court, Unit 3, Carina Park, Warrington, Cheshire, WA5 8WD

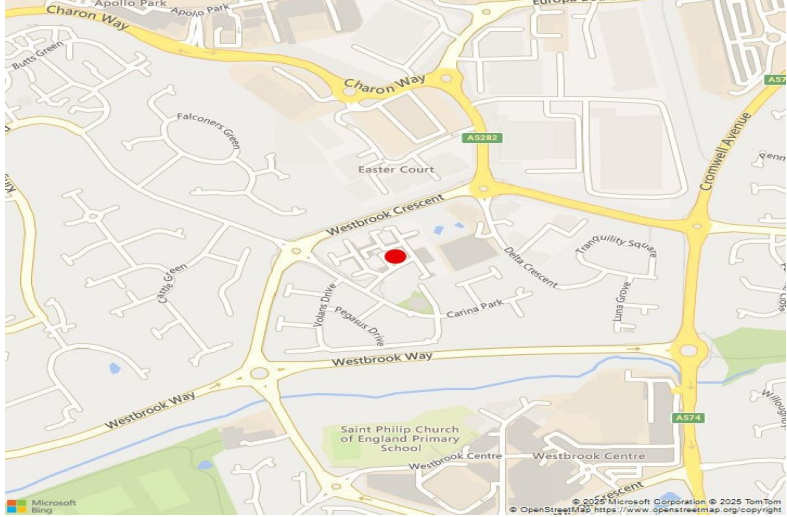
FEATURES

- Private meeting room.
- Air Conditioning.
- Full Access Raised Floors.
- On Site Car Parking.

CONTACT

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LOCATION

Webster Court is located off Westbrook Crescent within the heart of Gemini Business Park, three miles north of Warrington Town Centre. Webster Court lies approximately 0.5 miles from Junction 8 of the M62, which provides access to the M6.

The Gemini area provides an excellent working environment for an impressive collection of office, retails and leisure occupiers including Gemini Retail Park, IKEA and Boots superstore.

DESCRIPTION

Building 3 at Webster Court is a modern, two-storey office building located on Webster Court, within the wider Gemini Business Park.

We currently have the first floor available, which measures 1,237 sq ft.

The building benefits the following specification:
 Feature entrance / reception area
 Carpeted, raised-access floor with floor boxes
 Open plan office space with private meeting room
 Double-glazed windows with blinds
 Suspended ceiling incorporating LG7 lighting
 Air-conditioning
 Male, female and disabled toilet facilities.

MEASUREMENTS

The building has been measured on a Net Internal Area basis in accordance with the RICS Property Measurement (1st Edition) which provides the following accommodation:

First Floor - 1,237 sqft.

RENT

The property is available to rent at £15.50 Per Sq Ft.

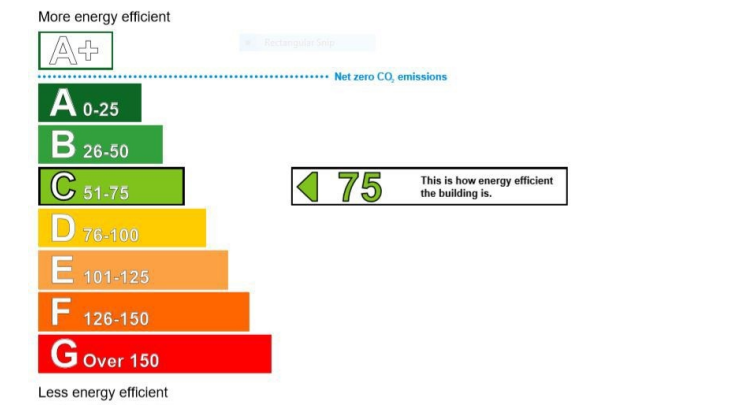
SERVICE CHARGE

There is a service charge payable of £6 per sqft to cover services, facilities and building maintenance.

TERMS

The premises are immediately available by way of an internal repairing lease.

EPC



IMPORTANT - BE Group for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication (2) all descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith. However, intending purchasers or lessors should by enquiry to this office, satisfy themselves as to the corrections and availability in each case, before making arrangements to view: (3) unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending purchaser or tenants must satisfy themselves independently as to the incidence of VAT in respect of transaction; (4) all plant, machinery equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore we give absolutely no warranty as to their condition or operation; (5) these particulars do not constitute part of an offer or contract; (6) the vendors or lessors do not make or give, neither do the agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.