

700 MANDARIN COURT



TO LET

Modern Detached
Office Building

7,974 ft² (741 m²)

 700 Mandarin Court
Centre Park
Warrington
WA1 1GG

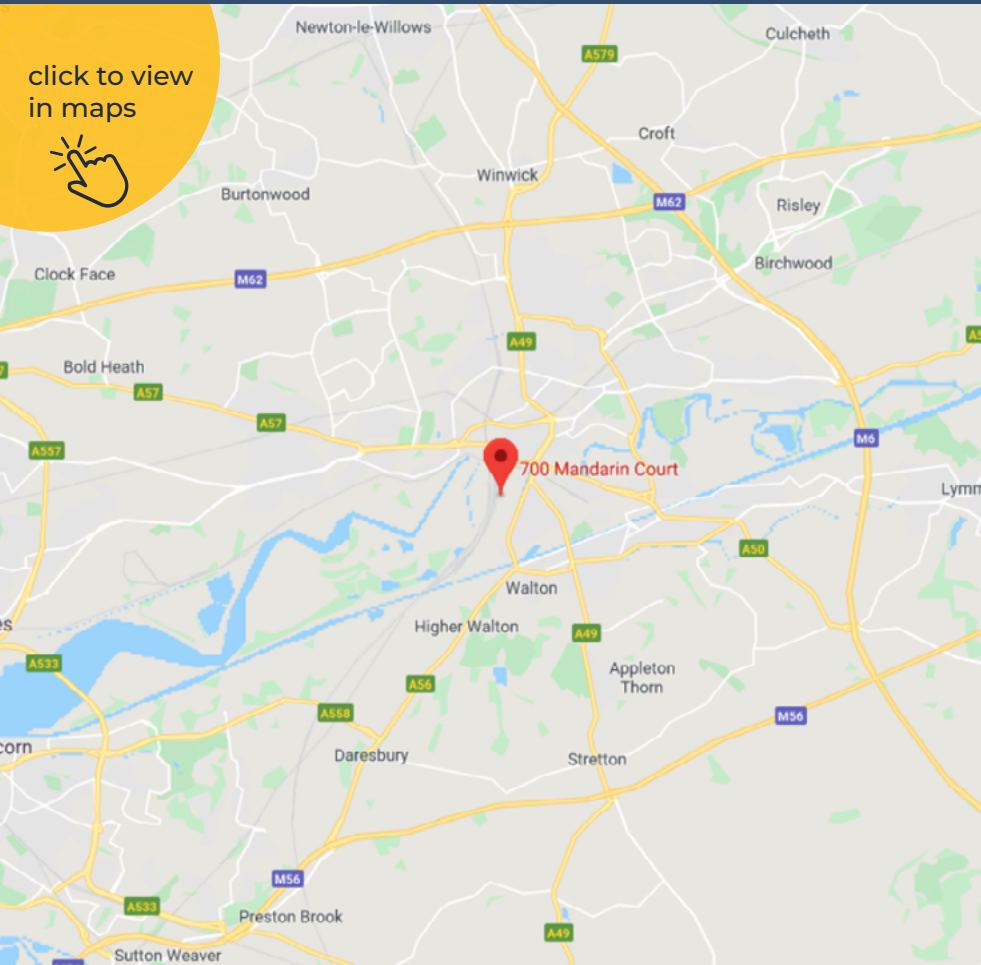


Location

Mandarin Court is conveniently located for Warrington town centre on the established Centre Park. The park is within walking distance of both Warrington Bank Quay and Warrington Central railway stations and has excellent links to the M6 and M56 motorways.

Warrington Centre Park benefits from a regular shuttle bus service to and from Warrington Golden Square Shopping Centre. Other occupiers in the area include Countryside Homes, Phonak and Optionis Group. Centre Park leisure facilities include Village Hotel and Leisure Club, Travel Inn and Greene King Bar & Grill.

700 MANDARIN COURT



click to view
in maps



MORGAN
WILLIAMS.

01925 414 909

Roberts
Vain Wilshaw

CHARTERED
SURVEYORS

01925 205060

www.rvwcs.co.uk



700
Mandarin
Court

Description

Modern, detached office premises providing the following features

- Full access raised floors
- Comfort Cooling
- Passenger lift
- Kitchen
- Gas Central Heating
- Extensive on site car parking spaces
- Male, female & disabled WC facilities
- Landscaped site

700 MANDARIN COURT

**MORGAN
WILLIAMS.**

01925 414 909

**Roberts
Vain Wilshaw**

CHARTERED
SURVEYORS

01925 205060

www.rvwcs.co.uk

Accommodation

We calculate the following areas in accordance with the RICS Property Measurement 2nd Edition, adopting IPMS 3:

Areas	m ²	ft ²
Ground Floor	368.3	3,964
First Floor	372.7	4,010
Total	741.0	7,974



700 MANDARIN COURT

MORGAN
WILLIAMS.

01925 414 909

Roberts
Vain Wilshaw

CHARTERED
SURVEYORS

01925 205060

www.rvwcs.co.uk

Terms

The entire building is available to let by way of a new lease for a negotiable term on tenants full repairing and insuring basis.

Rental

£14 per ft².

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

For further information or to arrange a viewing please contact Morgan Williams on 01925 414 909

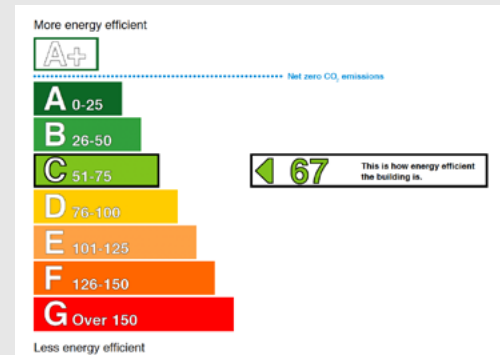
Joshua Morgan:

JSMorgan@morganwilliams.com

Malcolm Morgan:

MMorgan@morganwilliams.com

EPC



700 MANDARIN COURT

MORGAN
WILLIAMS.

01925 414 909

Roberts
Vain Wilshaw

CHARTERED
SURVEYORS

01925 205060

www.rvwcs.co.uk

MISREPRESENTATION ACT: 1967 .Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. these particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation warrantly whatsoever in relation to the property. July 2018. All rentals and prices are quoted exclusive and maybe subject to VAT.