



# Miller Metcalfe

BUSINESS • RETAIL • INDUSTRIAL

## To Let

71 Sankey Street, Warrington, WA1 1SL

1011 ft<sup>2</sup> (93.9m<sup>2</sup>)

- The Ground Floor provides 1011 ft<sup>2</sup> (93.9m<sup>2</sup>)
- First Floor Office
- Air Conditioning
- Town Centre Location
- Available Immediately



Miller Metcalfe, Burnden House, 2- 10 Bradshawgate, Bolton, BL1 1DG | 01204 535353 Option 3 | [www.millermetcalfe.co.uk/commercial/](http://www.millermetcalfe.co.uk/commercial/)

Troutbeck Estates Ltd trading as 'Miller Metcalfe' registered in England and Wales. Registration Number: 12456977. Registered Office: Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG.

Miller Metcalfe, Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG  
01204 535353 Option 3 | [www.millermetcalfe.co.uk/commercial/](http://www.millermetcalfe.co.uk/commercial/)



**Miller Metcalfe**  
BUSINESS • RETAIL • INDUSTRIAL

## Description

Situated in a prominent position on Sankey Street in Warrington town centre, this first floor commercial unit offers an excellent opportunity for a variety of businesses. Benefiting from high footfall and a central location, the property has been newly refurbished throughout and is ready for immediate occupation.

The layout comprises a large office space, a separate meeting room, and two smaller private offices—ideal for flexible working arrangements or private consultations. The unit also includes a kitchen and WC facilities, providing everything needed for a comfortable and functional working environment.

Accessed via its own entrance directly from the high street, the property enjoys strong visibility and a professional presence.

This well-presented space is ideally suited for businesses such as professional services, consultancy firms, or creative enterprises seeking a central location.

## Location

Sankey Street is a key route in the heart of Warrington, offering excellent connectivity to the A49 and A57, with easy access to the M62 and M6 motorways. This provides strong links to the regional motorway network as well as direct routes to both Liverpool and Manchester city centres.

## Rent

£12,000 Per annum exclusive of all other outgoings on lease terms to be agreed subject to contract.

## VAT

Miller Metcalfe have been advised there is no VAT on top of the rent.

## Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial.

[georgia.mackenzie@millermetcalfe.co.uk](mailto:georgia.mackenzie@millermetcalfe.co.uk)

01204535353 Option 3

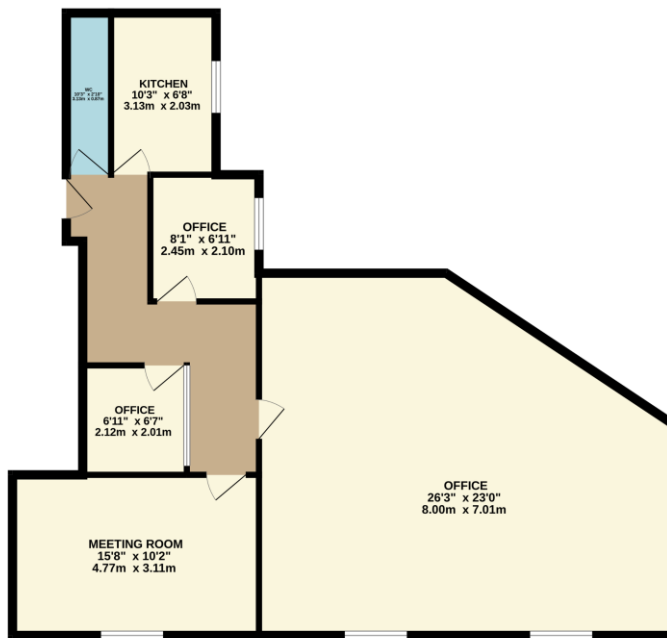


Miller Metcalfe, Burnden House, 2-10 Bradshawgate, Bolton, BL1 1DG  
01204 535353 Option 3 | [www.millermetcalfe.co.uk/commercial/](http://www.millermetcalfe.co.uk/commercial/)

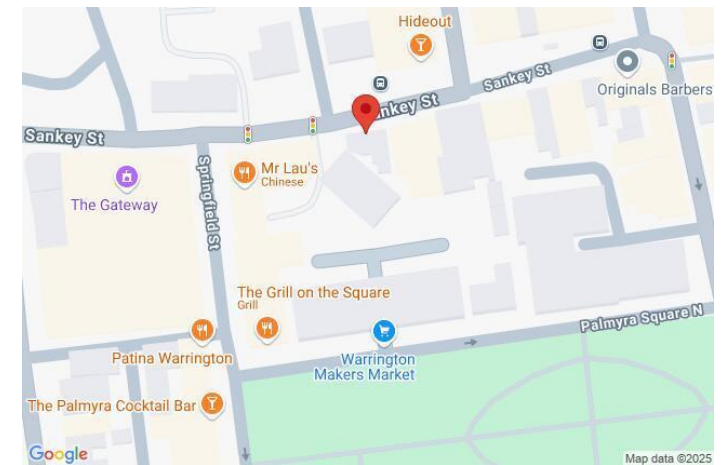


**Miller Metcalfe**  
BUSINESS • RETAIL • INDUSTRIAL

FIRST FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetPlan C2025



Miller Metcalfe for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

“

We've dealt with Miller Metcalfe Commercial on a few occasions now. **Always happy to help and often goes out of their way** to ensure the process of finding vacant properties and arranging viewings runs seamlessly.

Northern Monkey

”

“

The Miller Metcalfe Commercial team are **always great to deal with** with both Commercial property sales and lettings and we look forward to doing more and more business together in the future.

ATW Property

”

“

We used Miller Metcalfe for our Commercial letting and they were amazing - **really helpful, fast response and great aftercare** - once we were in they even came and took pictures for us. The staff are all lovely and can't do enough to help. **Would definitely recommend Miller Metcalfe Commercial!**

D Jackson

”

CONTACT  
US

01204 535353 Option 3  
commercial@millermetcalfe.co.uk  
millermetcalfe.co.uk/commercial/

