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OBI

To Let - Character Office Accommodation - 1,524 - 3,142 sq ft



The Old Rectory, Rectory Lane, Winwick, Warrington,
Cheshire, WA2 8LE

FEATURES

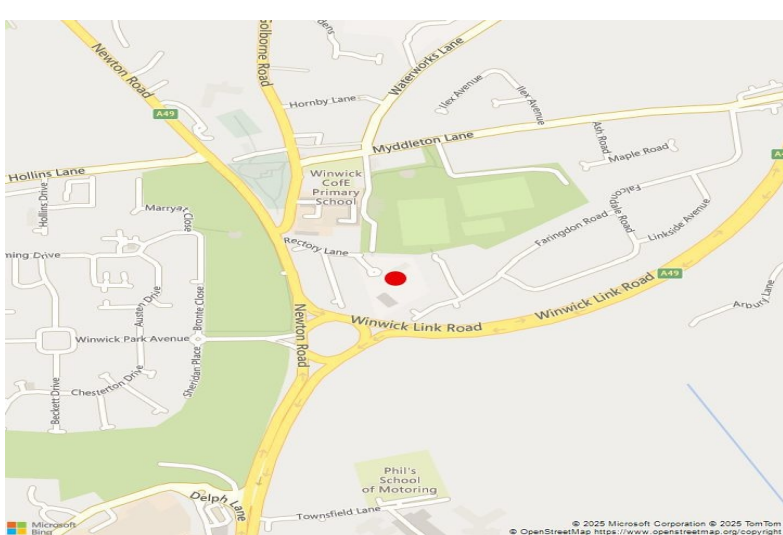
- Characterful office space in the heart of Winwick
- Set in stunning landscaped grounds
- Ground and second floors available
- Open plan offices with meeting rooms
- LED lighting throughout

CONTACT

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OBI - Suite G-08 Chadwick House, Birchwood Park, Birchwood, Warrington, WA3 6AE - 01925 822112



LOCATION

The Old Rectory is located in Winwick, approximately 3 miles north of Warrington town centre. It is located just off Junction 22 of the M6 (via Winwick Link Road) and Junction 9 of the M62. Warrington lies midway between Manchester and Liverpool, further offering excellent road links to Junctions 8, 9 and 10 of the M62 and Junctions 21 and 22 of the M6.

Local leisure facilities includes The Swan Chef & Brewer pub restaurant, Premier Inn and Alder Root Golf Club.

DESCRIPTION

The Old Rectory is a characterful period building, modernised to provide attractive and efficient office accommodation. The building comprises the original Rectory and a modern extension set over three floors and sits on around 1.7 acres of stunning landscaped grounds. We have the following availability:

Ground Floor (1,618 sq ft)

- Open plan office accommodation with air-conditioning
- Large meeting room
- Kitchen / break-out area
- Shower room
- Male / female / disabled WCs
- LED lighting throughout
- 10 allocated parking spaces.

Second Floor (1,524 sq ft)

- Attractive open plan office with meeting room
- Kitchen area
- Furnishing provided (see images)
- Male / female WCs
- Access to goods lift
- LED lighting throughout
- 10 allocated parking spaces.

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:

- Ground Floor - 1,618 sq ft
- Second Floor - 1,524 sq ft

RENT

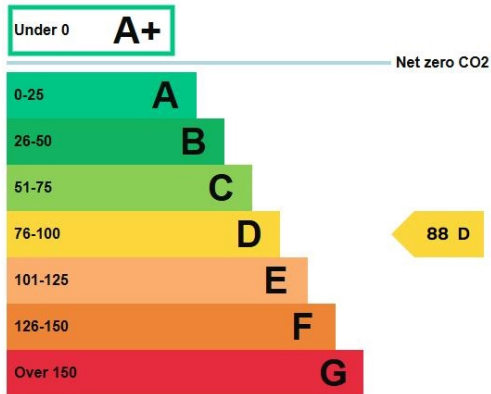
The property is available to rent at £22,000 Per Annum.

TERMS

The ground floor is available to let for £29,000 per annum. There will be a service charge payable of £17,280 per annum. The second floor is available to let for £22,000 per annum. There will be a service charge payable of £14,040 per annum.

The service charge for both premises includes full utilities (electricity, gas, water), business rates, waste collection, cleaning of common areas and windows, external maintenance (garden and car park), maintenance of fire/intruder alarms and CCTV. It does not include phone or internet.

EPC



AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

IMPORTANT - OBI 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.