

STUDIO A – **LAST AVAILABLE SPACE**

710 MANDARIN COURT

TO LET

CENTRE PARK / WARRINGTON / WA1 1GG

HIGHLY SPECIFIED REFURBISHED GROUND FLOOR SPACE WITH FEATURE KITCHEN AND DEDICATED MEETING ROOM

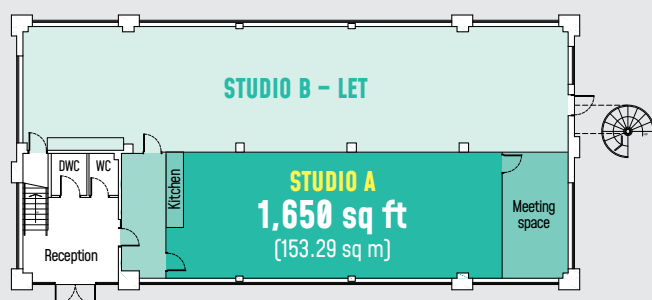
1,650 sq ft (153.29 sq m)



Situated on an established landscaped business park with excellent connectivity to amenities and the national motorway network.



EPC B rating



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LOCATION

710 Mandarin Court is situated on the established Centre Park, which is within walking distance of Warrington Town Centre. Centre Park is a modern business park, home to many large, successful companies, situated in a stunning and peaceful location surrounding a large, well maintained lake. The park is also within walking distance of both Warrington's Bank Quay and Warrington Central railway stations and Warrington Interchange Bus Terminal. 710 Mandarin Court also has excellent links to the national motorway network, with access to J9 M62 (3 miles north on A49), J21 M6 (4 miles east on A57 Manchester Road) and J10 M56 (4 miles south on A49).

Liverpool City Centre is 17 miles away and Liverpool Airport is 12 miles west. Manchester City Centre is 18 miles and Manchester Airport is 13 miles east.

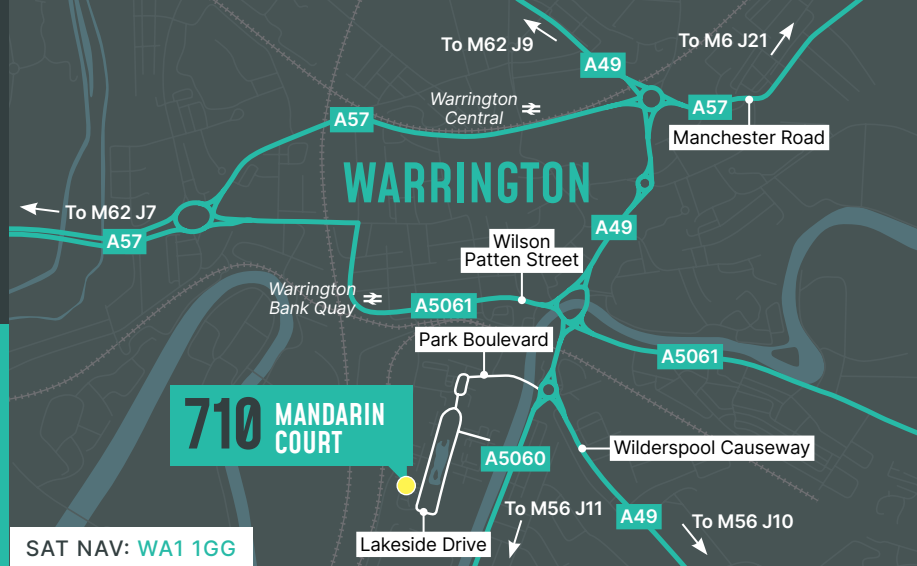
There are a large array of local amenities within walking distance of 710 Mandarin Court including the Premier Inn, Beefeater Restaurant, Starbucks and Village Hotel in addition to all that Warrington Town Centre and the nearby picturesque Stockton Heath Village has to offer.

The Lake within Centre Park is a stunning and tranquil location for staff to spend their down time during a hectic working day.

DESCRIPTION

710 Mandarin Court has been comprehensively refurbished to offer modern studio space. The remaining Studio A benefits from:

- Open floor plan
- Feature kitchen
- Dedicated meeting room
- Fully raised access floors
- New LED lighting
- Air conditioning system, including heating and cooling
- New WC, shower facilities and hand dryers
- New feature reception and external LED lighting
- Floor box power/ data access
- New floor coverings throughout including Amtico flooring to WCs
- New audio, door entry, intercom system
- 8 dedicated on site secure car parking spaces
- Automated barrier entry to car park entrance
- Electric car charging point
- EPC rating of 'B'



TERMS

710 is available to let on a full repairing and insuring lease, for a term to be agreed.

RENT

The quoting rent is available on request.

BUSINESS RATES

Please contact the local authority for this information.

EPC

The building has been given an EPC B Rating.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.



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