

iBIS HOUSE

TO LET

IBIS COURT : CENTRE PARK : WARRINGTON : WA1 1RL

LAST REMAINING REFURBISHED OFFICE AVAILABLE
STUDIO C: 1,440 ft² (134 m²)

STUDIO D NOW LET TO MARIS SEAFOODS



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



iBIS HOUSE



LOCATION

Ibis House 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. Ibis House 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 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 Ibis House 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.

There is a Shuttle Bus which calls at both Bank Quay and Warrington Central stations, as well as the bus station, Centre Park and Warrington Market, run by Warrington Borough Transport, it sets off from Bank Quay every 20 minutes from 7:35am.

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



DESCRIPTION

Ibis House has been comprehensively refurbished to offer modern studio space benefitting from:

- Open floor plan
- Fully raised access floors
- New LED lighting
- New Air Conditioning system, including heating and cooling
- New Dyson Hand Dryers
- New Feature Reception and External LED Lighting
- Floor box power/ data access
- New Kitchen Facility
- New floor coverings throughout including Amtico flooring to WCs
- New audio, door entry, intercom system
- 31 dedicated on site secure parking spaces with an additional 24 spaces available by separate negotiation (approx. 1:115 sq ft)

ACCOMMODATION

Studio	Sq.ft	Sq.m
A	1,591	147.8
B	1,591	147.8
C	1,442	134.0
D	LET TO MARIS SEAFOODS	
Total	4,624	429.6

The flexible space is available in any combination of studio space from 1,591 sq ft up to 4,624 sq ft.



TERMS

The Studios are available to let on full repairing and insuring leases for a term of years to be agreed.

RENT

The quoting rent is available on request.

BUSINESS RATES

Please contact the local authority for this information.

EPC

Available on request.

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.

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Atlas Group LLP or Savills in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Atlas Group LLP or Savills has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. carve-design.co.uk 14687/1

CONTACT

For further information or to arrange a viewing, please contact the joint agents:

Roberts Vain Wilshaw
CHARTERED SURVEYORS
01925 205060
www.rvwcs.co.uk

Joseph Wilshaw
 joseph.wilshaw@rvwcs.co.uk
Jane Marshall
 jane.marshall@rvwcs.co.uk

savills
0161 236 8644

Daniel Barnes
 dbarnes@savills.com
Andy Cooke
 acooke@savills.com