

TO LET PRIORY COURT

BUTTERMARKET STREET, WARRINGTON WA1 2NN



SELF CONTAINED OFFICES FROM 558 - 3,158 SQFT (51.84 - 293.36 SQM)

Location

Priory Court is located on Buttermarket Street in Warrington within a prime commercial location a short distance from Warrington's financial and shopping areas. This superb development is within easy walking distance of the Golden Square Shopping development, and close to the bus station and intercity railway station.

100158

The development has excellent access to the nations motorway network with the M6, M56, and M62 motorway all a short drive away. Indeed Warrington's communications network and geographical location has been recognised as being unrivalled based on the excellent motorway, airport and rail communications.





BUTTERMARKET STREET



Description

WINNIPP.

80 and 82 Buttermarket Street both comprise a three storey office building which have undergone a comprehensive renovation and benefit from period elegance with modern specification fit out. Both properties enjoy secure courtyard car parking, and basement storage areas.

Buildings 1 – 3 Priory Court are situated to the rear and comprise three self contained office buildings arranged on ground and two upper floors. The offices are Georgian style in construction built to complement the period offices to the front of the development

Specification

- Disabled access and toilet facilities
- Open plan and cellular office layouts
- Gas fired central heating to all buildings
- Quality carpeting throughout
- Various accommodation sizes available
- Extensive door step car parking
 - On site caretaker

• Easy access to motorway and excellent public transport links

- Attractively landscaped
- Proximity to town centre amenities

Schedule of Accommodation

82 Buttermarket Street

Ground floor	1,230 sq ft	114.31 sq m
First Floor	1,317 sq ft	122.35 sq m
Second floor	611 sq ft	56.73 sq m
Total	3,158 sq ft	293.39 sq m

Priory Court

Building One		
Ground Floor	558 sq ft	51.84 sq m
First Floor	860 sq ft	79.90 sq m
Second Floor	990 sq ft	91.97 sq m
Building Two	2,523 sq ft	234.39 sq m
Building Three	2,523 sq ft	234.39 sq m

Car parking will be allocated on a floor area basis

Terms

The buildings are available as a whole or on a floor to floor basis, on flexible leases to suit tenants requirements.

Rent

On application.

Viewing

Please call Jane Marshall on 07801 373 974 for an appointment to view.



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