

TO LET

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# GREENWAY HOUSE

Greenway, Paddington, Warrington WA1 3EF




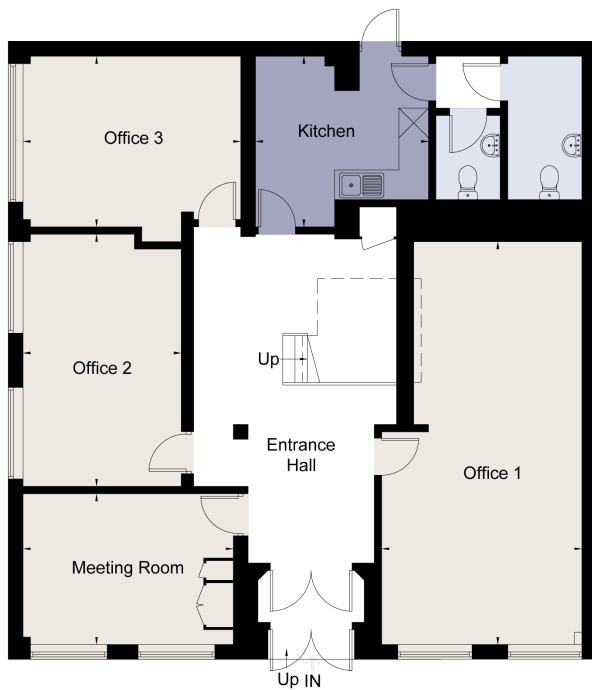
## Key Highlights

- From 147 – 607 square feet – ( 13.60 – 56.37 square metres)
- Refurbished Modern Office Building
- On site parking
- Inclusive Rents
- Flexible lease terms



Approximate Area = 296.0 sq m / 3186 sq ft (Excluding Void)  
For identification only. Not to scale.  
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 = Reduced head height below 1.5m



Ground Floor



First Floor

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## Location

This modern detached office building is located just off the A57 trunk road that links Warrington Town Centre with junction 21 of the M6. The Town Centre is approximately 2 miles to the West and the Motorway is approximately 2 miles to the East. Warrington is strategically located between Manchester and Liverpool. In the 2011 census the population was 202,200.

## Description

The property comprises a detached modern two storey office building with on-site parking. The property was substantially modernised and refitted in 2019 by our clients and is now configured to offer 7 serviced office spaces ranging from 147 to 607 square feet. There is a meeting room that can be booked in addition if required.

## Specification

- Air conditioning/heat pump climate control
- Cat VI data cabling
- VOIP telephony available
- CCTV, security alarm and door fob entry system
- Sealed unit double glazing
- On site car parking (limited spaces)
- LED lighting



## Service Charge

Rent payments include the cost of landlord's services to include water, electricity, heating, building insurance, general maintenance, cleaning of all communal areas, alarms/security, broadband and Wifi and administration and management costs. Costs excluded include telephone systems, cleaning of individual office suites and business rates.

FLOOR AREA	SQ FT	SQ M
1	329	30.52
2	165	15.33
3	155	14.25
4	607	56.37
5	331	30.72
6	147	13.60
7	329	30.52



## Business Rates

Tenants should note that if this is their only business premises and the rateable value of the suite is less than £15,000, then by applying for small business rate to the Council, no business rates will be payable.

## Rent

As per the accompanying schedule that shows current availability and rental costs.



## Lease Terms

- The inclusive rents quoted for all suites include service charge and the use of communal facilities. On site car parking is available on a first come first served basis.
- Current availability and rents are shown on the attached schedule.

## Deposit

A security deposit equal to 2 month's rent is payable on reservation of all letting and refundable on vacation. A key deposit is also required of £15 to cover the cost of any replacement keys/fobs provided. If no keys are required the deposit will be returned at the end of the tenancy.

## Energy Performance Certificate

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