



**CUSHMAN &
WAKEFIELD**

FOR SALE / TO LET
250 Cygnet Court, Centre Park
Warrington WA1 1PP



OFFICE OPPORTUNITY

3,000 sq ft* (278.71 sq m)* - 1st Floor

Property Description

250 Cygnet Court comprises high quality first floor office accommodation benefitting from the following specification:

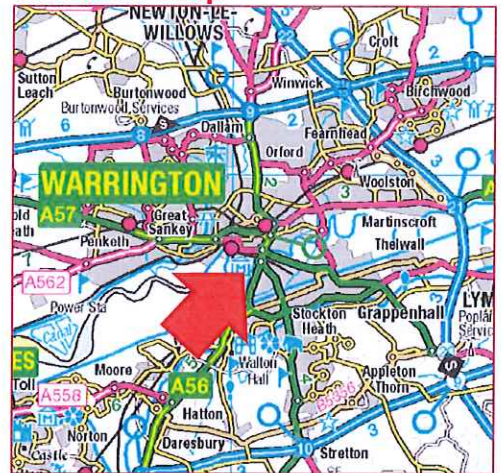
- Raised Access floors
- Suspended ceiling incorporating LG3 Lighting
- Male / Female W/Cs
- Air conditioning / Gas Fired Central Heating
- 14 on-site car parking spaces (1:214 Sq Ft)

Property Location

Warrington Centre Park is within easy walking distance of the town centre and therefore provides good access to the town centre's amenities including Warrington Bank Quay Railway Station and Golden Square Bus Station.

Warrington is strategically positioned midway between Manchester and Liverpool offering excellent road communications to junctions 8, 9 and 10 of the M62, junctions 9, 10, 11 of the M56 and junctions 20 or 21 of the M6. The nearby Manchester and Liverpool John Lennon Airport's provide an extensive range of domestic, European and worldwide flights.

Location map



For more information, please contact

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Manchester
M2 1HW

September 2018

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Distances

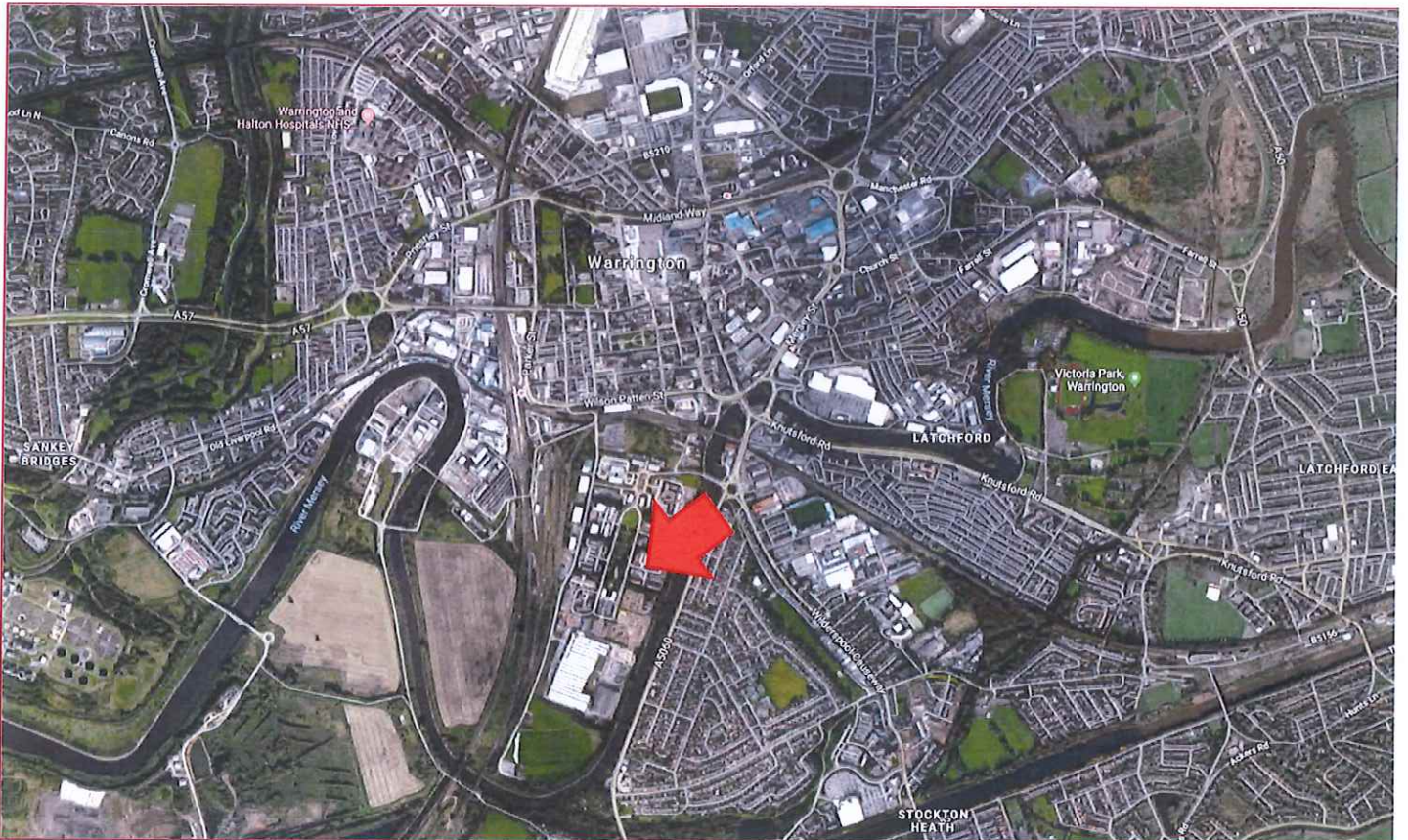
Warrington Town Centre	0.7 Miles
Warrington Bank Quay Train Station	0.9 Miles
M62 Junction 9	3.2 Miles
M62 / M6 junction	4.0 Miles



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Aerial



Rateable Value

- The property has a rateable value of £30,250

Energy Performance Rating

- D - 80

Rent/Price

- Rent/Price on application

Viewings

- Strictly by appointment only

Tenure

- The building is available to lease on terms to be agreed.
The Landlord may consider selling the building.

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