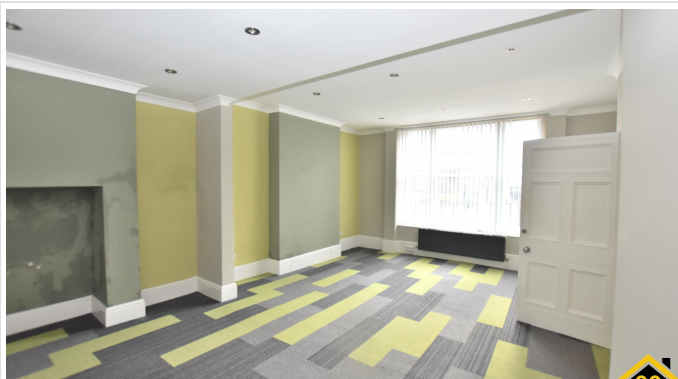


Office In Duchess House, Wilderspool Causeway WARRINGTON, Warrington,
WA4 6PU
£2,333 Monthly



SHORT DESCRIPTION

Property Ref: 13370 DESCRIPTION: Lovely Detached Period Office Building, High Specification Fit Throughout. The building is

divided into individual office suites of varying size, including a large welcoming reception area and attractively finished separate male and female WCs and kitchen facilities. The basement spans beneath the entire building and is accessed via an internal stair, this provides good quality storage albeit with a limited head height. Externally, there are pathways surrounding the building and to the rear and side there is an open parking area for up to 5 cars. Available as a whole, or the ground and 1st & floor can be split
GROUND FLOOR 824 Sq Ft FIRST FLOOR; 1053 Sq Ft The property was previously used for beauty, treatment and training and it would lend itself well to similar uses or for medical or office purposes. ACCOMMODATION; Net Internal Area GROUND FLOOR: 76.6 m, 824 sq ft FIRST FLOOR: 97.8 m 1,053 sq ft TOTAL: 174.4 m, 1,877 ft BASEMENT: 61.0 m, 657 ft RATES The individual rooms are separately assessed for business rates. SERVICES; All mains services are connected. There is a gas fired central heating system. Partial air-conditioning is installed. LOCATION; Prominently situated on the main A49 on the south side of Warrington Town Centre. The property enjoys excellent links to the M6 and M56 Motorways. It is a short walking distance from the Town Centre shops and amenities. The Village Hotel and Waterside Restaurant are also within close proximity. VIDEO TOUR AVAILABLE ON REQUEST VIEWINGS BY APPOINTMENT. -

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Bed Room(s)

2

Bath Room(s)

6

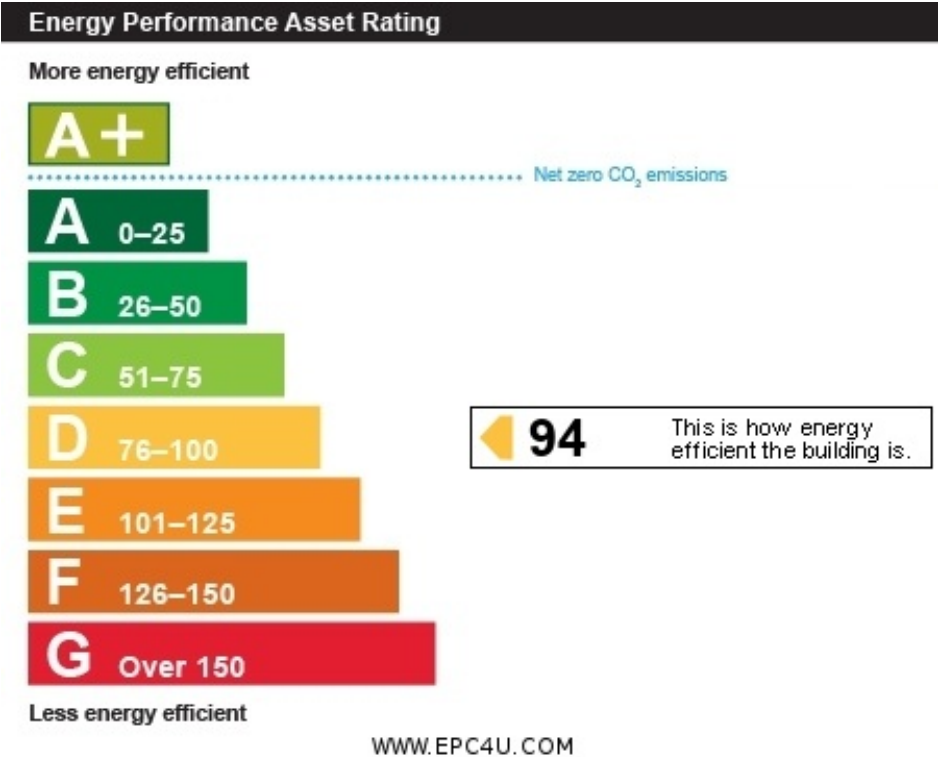
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



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