



# LEASED OFFICES AT THE OUTSET



## At 'The Outset' - our park side building offers beautifully designed serviced and leased offices, co-working and conference rooms.

The Outset is a multi-occupied office building which has recently undergone a refurbishment and complete transformation of the ground floor reception area, all communal areas, toilets and tea points. There is the addition of a new on site cafe serving excellent coffee and food (with discounts provided for tenants). The ground floor also incorporates a co working facility - complete with pods and meeting booths. Outdoors, you can stroll in Warrington's beautiful Bank Park which sits immediately opposite.

The building can cater for requirements from 3 people to 40 plus staff, with flexible leases or short terms licence to cater for every requirement. Occupation can be granted immediately by way of an in-house licence, offering all inclusive monthly rents.

At The Outset you have an opportunity to build your professional network and become a welcomed part of our growing community with our regular networking events and communal feel.

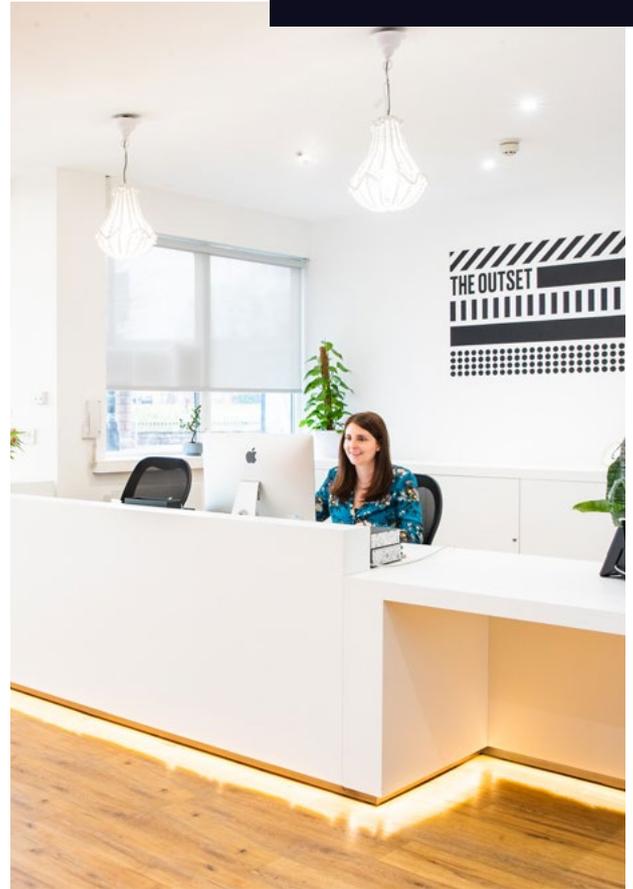
### **Lease terms/ rent**

Flexible lease terms and different rental packages are available.



**AtTheOutset.co.uk**  
Sankey St, Warrington, WA1 1NN





## FEATURES

- A striking and prominent park facing office building refurbished in a contemporary style whilst maintaining a welcoming and homely feel - offering leased offices, serviced offices, co working and conference facilities
- Friendly reception staff to meet and greet visitors
- On site cafe – offering Barista served coffee and appetising food
- Fully serviced offices with modern furniture available for immediate occupation (includes high speed internet)
- A range of conference rooms available for larger meetings or one to one discussions

- Leased line internet which can cater to all bandwidth requirements
- Passenger lifts to all floors
- 24 hour access available
- Parking available
- Regular networking events
- On site showers

### Location

'The Outset' is located in the centre of Warrington on Sankey St opposite Bank Park, facing Warrington's iconic Town Hall and famous Golden Gates. The building is ideally placed with Bank Quay Railway Station a short walk away - with direct links to London and Glasgow.

Sankey Street joins directly to the A57, the main arterial route linking Warrington with Liverpool and Manchester. Motorway access is provided via the M62 Junction 9 and The M6 Junction 21. The building sits on the edge of the town's Cultural Quarter and as such is well served by restaurants, bars, a variety of retailers and other town centre facilities.

### Contact

For viewing contact Siobhan on site or agents:  
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