

REFURBISHED OFFICES: RIXTON OLD HALL MANCHESTER ROAD (A57) WARRINGTON WA3 6EW

2,083 sq ft
(193.51 Sqm)

TO LET
SELF CONTAINED OFFICES
WITH 30 CAR PARK SPACES

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

The offices are located within the grounds of the listed Rixton Old Hall off Manchester Road A57. Set in mature landscaped surroundings the premises are well located for the motorway network being close to J11 M60 and J21 M6. Irlam is within a short distance and boasts a whole host of amenities such as petrol stations, shops and Tesco superstore.

DESCRIPTION

The office space comprises self contained, detached accommodation over ground and first floor. Having recently been refurbished it benefits from:

- Mixture of fluorescent strip and LED lighting
- Double glazed windows
- Air conditioning to part ground and all first floor
- Perimeter trunking
- Open plan space to first floor and 2 meeting rooms to ground floor
- Male and female wc's
- Kitchen facilities
- Parking for 30 cars at no extra cost

ACCOMMODATION

The space is available from 1,000 sq ft 1 floor – 2,083 sq ft whole building

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed

RENT

On application

COSTS

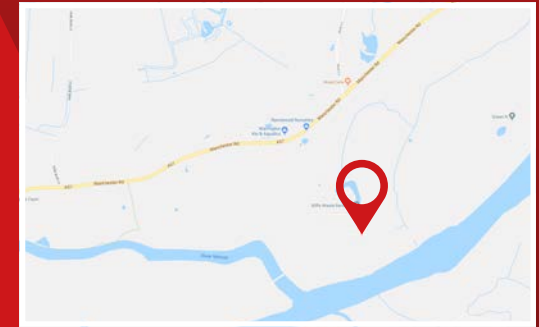
Each party to bear own costs incurred in the transaction

VAT

All figures quotes are exclusive of but may be liable to VAT at the prevailing rate

EPC

A copy of the energy performance certificate is available upon request



VIEWING

Strictly via the sole letting agents

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