

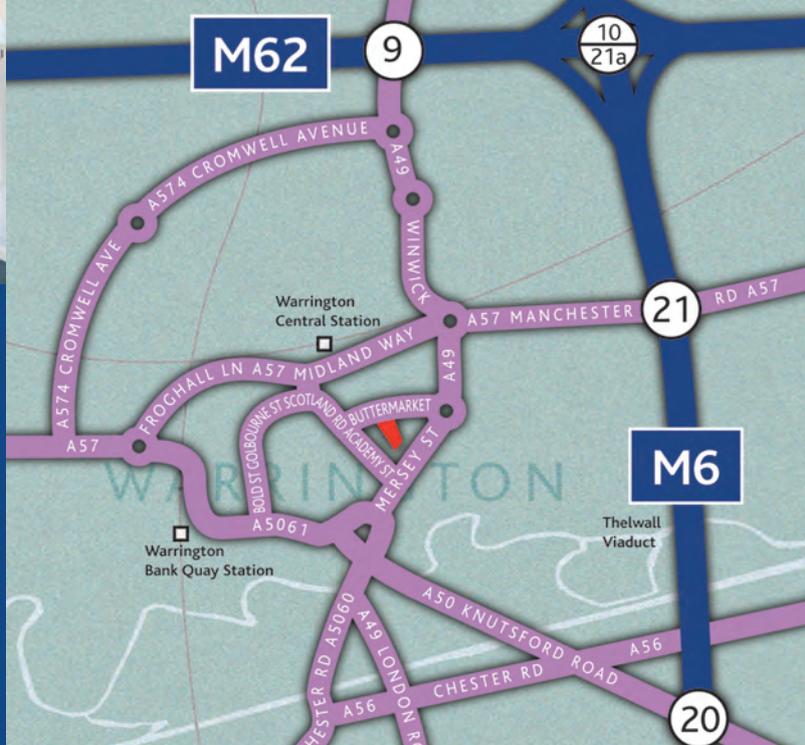


TO LET  
**PRIORY COURT**

BUTTERMARKE STREET, WARRINGTON WA1 2NN



SELF CONTAINED OFFICES FROM 558 – 3,158 SQFT (51.84 – 293.36 SQM)



## Location

Prory Court is located on Buttermarket Street in Warrington within a prime commercial location a short distance from Warrington's financial and shopping areas. This superb development is within easy walking distance of the Golden Square Shopping development, and close to the bus station and intercity railway station.

The development has excellent access to the nations motorway network with the M6, M56, and M62 motorway all a short drive away. Indeed Warrington's communications network and geographical location has been recognised as being unrivalled based on the excellent motorway, airport and rail communications.



## Description

80 and 82 Buttermarket Street both comprise a three storey office building which have undergone a comprehensive renovation and benefit from period elegance with modern specification fit out. Both properties enjoy secure courtyard car parking, and basement storage areas.

Buildings 1 – 3 Prory Court are situated to the rear and comprise three self contained office buildings arranged on ground and two upper floors. The offices are Georgian style in construction built to complement the period offices to the front of the development

## Schedule of Accommodation

### 82 Buttermarket Street

Ground floor	1,218 sq ft	113.15 sq m
First floor	1,446 sq ft	134.34 sq m
Second floor	1,502 sq ft	139.54 sq m

### 80 Buttermarket Street

Ground floor	1,230 sq ft	114.31 sq m
First Floor	1,317 sq ft	122.35 sq m
Second floor	611 sq ft	56.73 sq m
Total	3,158 sq ft	293.39 sq m

### Prory Court

<b>Building One</b>		
Ground Floor	558 sq ft	51.84 sq m
First Floor	860 sq ft	79.90 sq m
Second Floor	990 sq ft	91.97 sq m
<b>Building Two</b>	2,523 sq ft	234.39 sq m
<b>Building Three</b>	2,523 sq ft	234.39 sq m

Car parking will be allocated on a floor area basis

## Specification

- Disabled access and toilet facilities
- Open plan and cellular office layouts
- Gas fired central heating to all buildings
- Quality carpeting throughout
- Various accommodation sizes available
- Extensive door step car parking
  - On site caretaker
  - Easy access to motorway and excellent public transport links
  - Attractively landscaped
- Proximity to town centre amenities

## Terms

The buildings are available as a whole or on a floor to floor basis, on flexible leases to suit tenants requirements.

## Rent

On application.

## Viewing

Please call Jane Marshall on 07801 373 974 for an appointment to view.



**Roberts Vain Wilshaw** CHARTERED SURVEYORS

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