



Phoenix House

Centre Park | Warrington | WA1 1RX



Comprehensively Refurbished Grade A Office Building

To Let

1,000 sq ft - 18,000 sq ft

(Including 8,000 sq ft open plan ground floor space)



EPC B
Rating



Description

Phoenix House is a striking detached Grade A Office Building, with 30,260 sq ft arranged over four floors with a full height feature atrium and landscaped grounds.



Accommodation

Schedule of Accommodation

	SQ FT	SQ M
Ground Floor	8,000	743.22
Second Floor	4,000	371.61
Third Floor	6,000	557.42
TOTAL	18,000	1,672.25

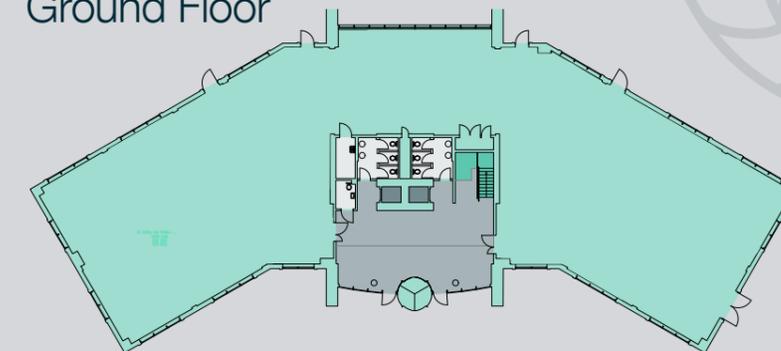
Specification

Comprehensively refurbished space to include:

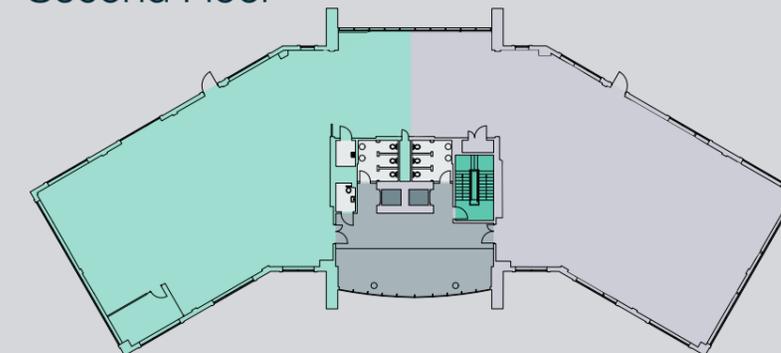
- Feature, full height atrium reception
- Shower Facilities
- Balconies & galleried landings
- 2 x 13 person passenger lifts
- Air conditioning & mechanical ventilation throughout
- Plentiful parking available & secure bike store
- Suspended Ceilings
- Landscaped grounds
- LED Lighting
- CCTV
- Full access raised floors
- Automated barrier entrance
- Male, female & disabled WCs
- Feature entrance revolving door with digital access control



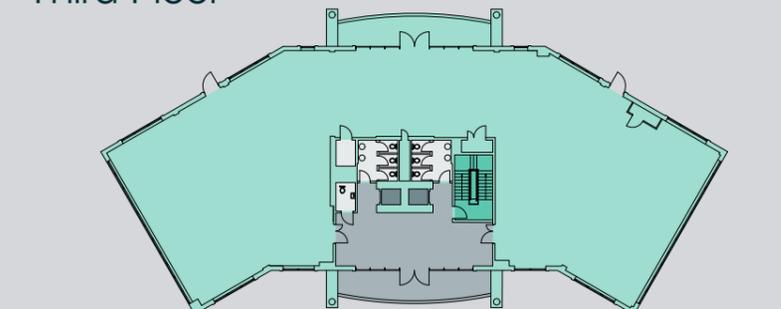
Ground Floor



Second Floor



Third Floor





Location

Phoenix House is situated on the established Centre Park, which is within walking distance of Warrington town centre. Centre Park is a modern business park, home to many large, successful companies, situated in a stunning and peaceful location surrounding a large, well maintained lake. The park is also within walking distance of both Warrington's Bank Quay and Warrington Central railway stations and Warrington Interchange Bus Terminal. Phoenix House also has excellent links to the national motorway network, with access to J9 M62 (3 miles north on A49), J21 M6 (4 miles east on A57 Manchester Road) and J10 M56 (4 miles south on A49).

Liverpool city centre is 17 miles away and Liverpool Airport is 12 miles west. Manchester city centre is 18 miles and Manchester Airport is 13 miles east.

There are a large array of local amenities within walking distance of Phoenix House including the Premier Inn, Green King pub, Starbucks and Village Hotel in addition to all that Warrington Town Centre and the nearby picturesque Stockton Heath village has to offer. Stockton Heath village boasts a lively atmosphere with a variety of independent shops, cafes and restaurants. Golden Square shopping centre which is a 10 minute walk away features over 135 stores including popular high street brands, dining options and cafes.

The Lake within Centre Park is a stunning and tranquil location for staff to spend their down time during a hectic working day.



Terms

Available to let on a full repairing and insuring lease, for a term to be agreed.

Rent

The quoting rent is available on request.

Business Rates

Please contact the local authority for this information.

EPC

The building has an EPC B rating.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of, but liable to VAT at the prevailing rate.

Further Information

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