

MANDARIN CAMPUS

TO LET

MANDARIN COURT : CENTRE PARK : WARRINGTON : WA1 1GG

COMPREHENSIVELY REFURBISHED OFFICE CAMPUS

16,309 ft² (1,515 m²)



Situated on an established landscaped business park with excellent connectivity to amenities and the national motorway network.



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700 MANDARIN COURT



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LOCATION

Mandarin Campus 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. Mandarin Coampus 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 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 Mandarin Campus including the Premier Inn, Beefeater Restaurant, Starbucks and Village Hotel in addition to all that Warrington Town Centre and the nearby picturesque Stockton Heath Village has to offer.

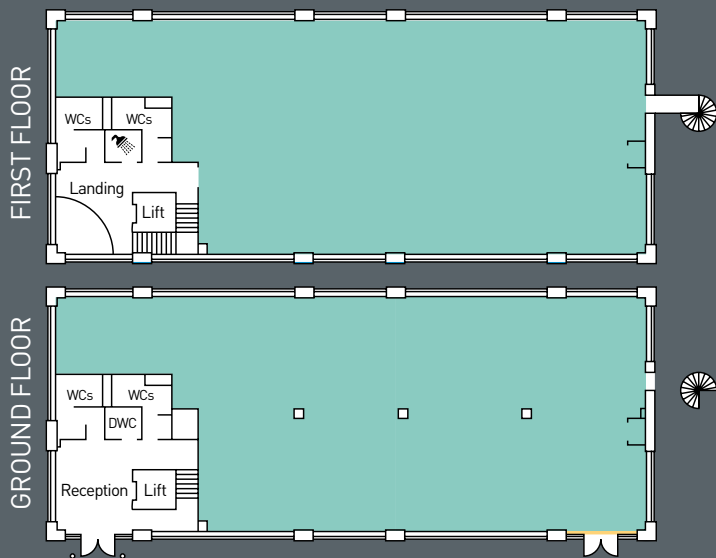
There is a Shuttle Bus which calls at both Bank Quay and Warrington Central stations, as well as the bus station, Centre Park and Warrington Market, run by Warrington Borough Transport, it sets off from Bank Quay every 20 minutes from 7:35am.

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

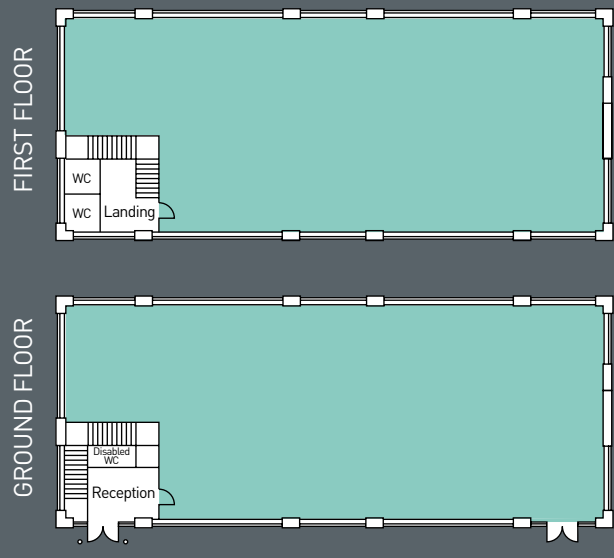
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The Campus comprises two detached office buildings on one self contained campus. The properties have been comprehensively refurbished to offer modern office space, which benefits from:

- Open floor plan
- Fully raised access floors
- New LED lighting
- Air conditioning system, including heating and cooling
- New hand dryers
- New feature reception and External LED Lighting
- Floor box power/ data access
- New kitchen facility
- New floor coverings throughout including Amtico flooring to WCs
- External break out area
- New audio, door entry, intercom system
- Passenger lift
- 68 dedicated in site secure parking spaces
- Automated barrier entry to car park entrance
- Cycle shelter
- Electric car charging points

ACCOMMODATION

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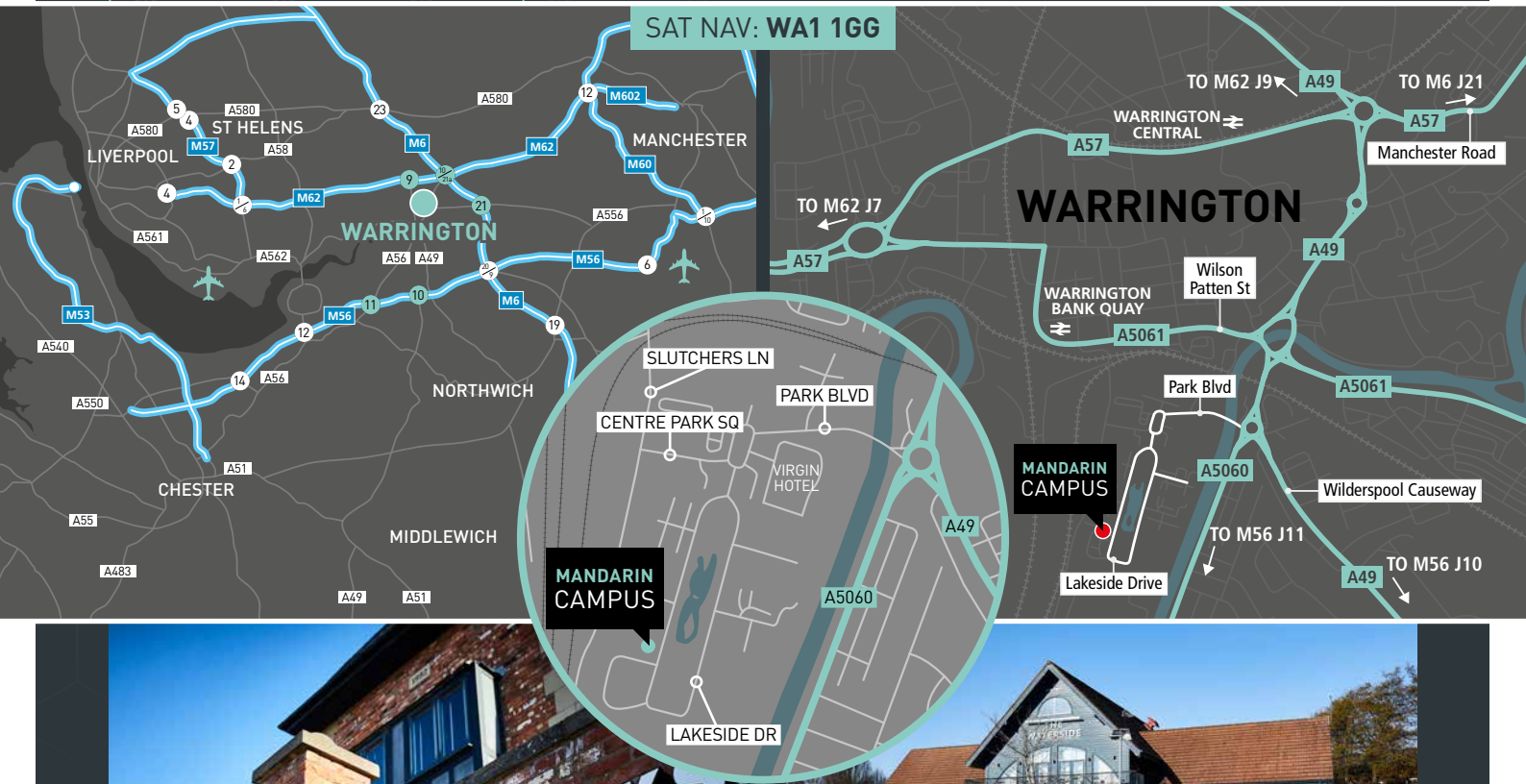
Floor	Sq.ft	Sq.m
Ground Floor	4,793	445.28
First Floor	4,750	441.29
Total	9,543	886.57
Car Parking	39 dedicated spaces	

710 MANDARIN COURT

Floor	Sq.ft	Sq.m
Ground Floor	3,383	314.29
First Floor	3,383	314.29
Total	6,766	628.58
Car Parking	29 dedicated spaces	

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TERMS

Mandarin Campus is 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

Available on request.

LEGAL COSTS

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

VAT

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

CONTACT

For further information or to arrange a viewing, please contact the joint agents:

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