

**TO LET**  
**USEFUL FIRST FLOOR OFFICE SPACE**



**2 PITT STREET**  
**WARRINGTON**  
**172 SQFT – 344 SQFT**

## Location

The offices are located on the first floor within the Lead Edge Flexo building on Pitt Street in Warrington. Pitt Street is approximately 1 mile north of Warrington town centre, with junction 9 of the M62 motorway being approximately 2 miles to the North. Junction 21 of the M6 motorway is approx.3 miles away.

## Description



Two surplus offices which can be let individually or together offering:

- Flexible short term rental period available
- Fully inclusive rent to include, rent, service charge, heat, power, furniture (optional), and WI-FI
- Useful on site parking
- Convenient and accessible location
- Close to local amenity
- Immediately available

## Term

Flexible lease/License available – Rent £360 per calendar month for one office, or £650 for both offices

## Viewing

Please contact Jane Marshall on 07801 373974 for an appointment to view