

4 CYGNET COURT CENTRE PARK WARRINGTON

TWO STORY
OFFICE BUILDING

—
4 CYGNET COURT, CENTRE PARK,
WARRINGTON, CHESHIRE WA1 1RG

SQUARESTONEGROWTH

DRAFT



DESCRIPTION & SPECIFICATION

4 Cygnet Court is a detached, two story office building of steel frame construction with brick elevations under a pitched roof.

Accessed through a central reception foyer, the floorplates are extremely flexible and efficient wrapped around a central core.

Internally, the building benefits from a high internal specification which includes:

- Raised access floors
- Suspended ceiling incorporating LG3 lighting
- Male/Female W/Cs and shower
- Air conditioning/gas fired central heating
- Designated on-site car parking



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LOCATION

Cygnets Court is located on the well established Warrington Centre Park development which is situated on the southern edge of Warrington Town Centre and strategically positioned almost equidistant from the M56, M6 and M62 motorways.

Destination	Distance
M6	4 miles
M56	3 miles
M62	2 miles
Manchester	18 miles
Liverpool	19 miles
Chester	22 miles
Manchester Airport	15 miles



Journey Times to Warrington City Centre:



8 Minutes



15 Minutes



8 Minutes



**AN ESTABLISHED BUSINESS PARK
WITH EXCELLENT CORPORATE
AND LEISURE FACILITIES**

THE PARK

Warrington Centre Park offers an established business park with excellent corporate and leisure facilities which include:

- An 89 bedroom Village Hotel and Leisure Club with an indoor pool, gym, tennis and squash facilities
- Premier Travel Inn and Waterside Beefeater Public House
- Mature landscaped areas with central lake feature

The business park benefits from excellent access to the region's public transport network. Warrington Bank Quay Station is located 500 yards away.



TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

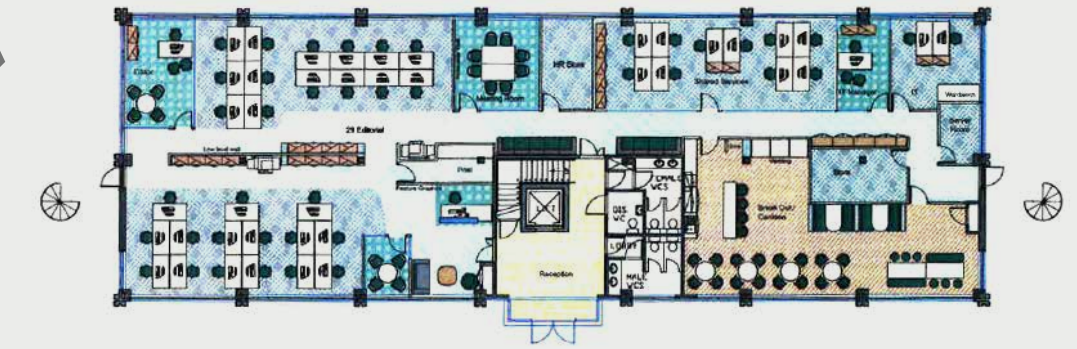
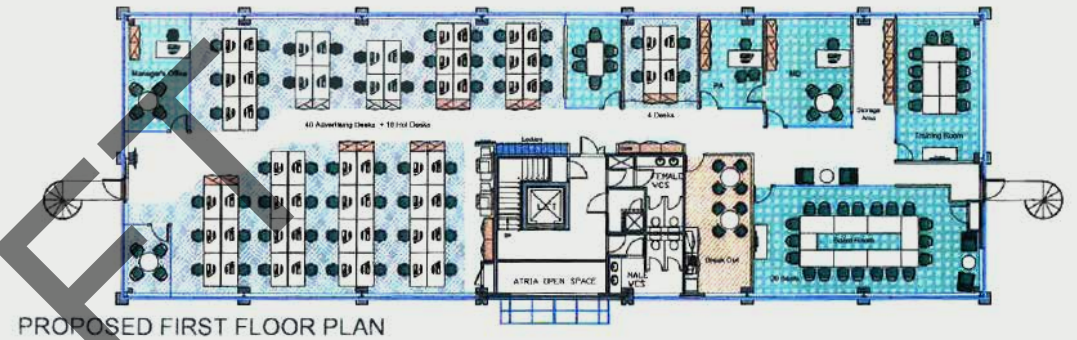
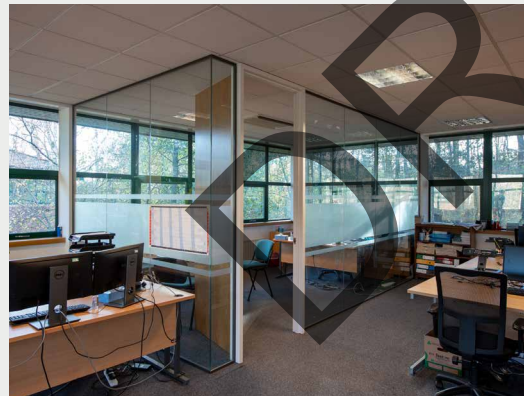
BUSINESS RATES

The tenant will be directly responsible for Uniform Business Rates on the premises and car parking spaces.

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— ACCOMMODATION



FLOOR	SIZE SQ FT	SIZE SQ M	COMMENTS
FIRST	4,935	458.54	25 CAR SPACES
GROUND	4,920	457.15	25 CAR SPACES
TOTAL	9,854	933.69	

VIEWING AND FURTHER INFORMATION

Viewings strictly by appointment with the sole agent, B1 Real Estate.

CENTREPARKWARRINGTON.COM



SQUARESTONEGROWTH

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