

# OFFICE TO LET

SUITE 19, FERNDEN & CUE HOUSE, STOCKTON HEATH, WARRINGTON, WA4 6LL



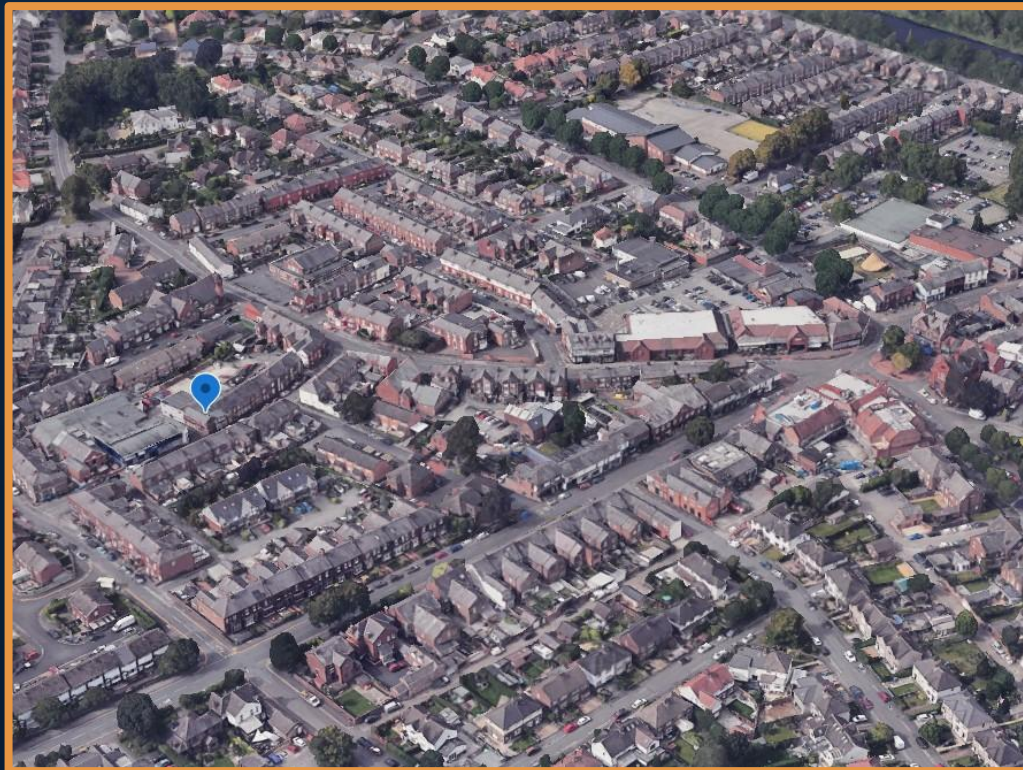
# LOCATION



SUITE 19, FERNDEN & CUE HOUSE, STOCKTON HEATH, WARRINGTON, WA4 6LL

**THE PROPERTY IS LOCATED IN THE  
HEART OF STOCKTON HEATH  
VILLAGE, BEING AN AFFLUENT AND  
MUCH SOUGHT AFTER AREA OF THE  
NORTH WEST IN A WELLESTABLISHED  
COMMERCIAL AREA**

**WITHIN CLOSE PROXIMITY OF ITS  
TRAFFIC LIGHT CONTROLLED  
JUNCTION, WITH THE A49 LONDON  
ROAD, SOME THREE MILES SOUTH  
OF WARRINGTON TOWN CENTRE.  
OCCUPIERS IN THE AREA INCLUDE  
STARBUCKS, PICCOLINO'S, OLIVE  
TREE BRASSERIE AND NANDO'S**



# DETAILS



SUITE 19, FERNDEN & CUE HOUSE, STOCKTON HEATH, WARRINGTON, WA4 6LL

## DESCRIPTION

- PROMINENT LOCATION IN STOCKTON HEATH VILLAGE
- ACCOMMODATION – CIRCA 200 SQ.FT
- POPULAR COMMERCIAL LOCATION
- SURROUNDING ON STREET CAR PARKING, AS WELL AS A SHORT STAY CAR PARK JUST 0.1 MILES AWAY
- LOCATED WITHIN AN ESTABLISHED MULTIPLE BUSINESS COMMUNITY
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TERMS OF LEASE

- FLEXIBLE LEASE TERMS AVAILABLE

## RENTAL

- £6,600 PER ANNUM (WE UNDERSTAND THERE IS NO VAT PAYABLE)
- THE RENTAL IS ALL INCLUSIVE EXCLUDING TELEPHONE, BROADBAND AND CONTENTS INSURANCE

# ENQUIRIES



SUITE 19, FERNDEN & CUE HOUSE, STOCKTON HEATH, WARRINGTON, WA4 6LL

 **SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX**

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**zoopla**

