

## OFFICE PREMISES

### TO LET



#### Key Benefits

- Accessed raised floors
- LED lighting
- Air conditioned
- Available on an all inclusive basis
- Use of canteen and restroom areas
- Free parking

**SUPERB SELF CONTAINED GROUND FLOOR OFFICE SUITE  
ON FULLY INCLUSIVE TERMS**

**4 HARDWICK GRANGE, WOOLSTON,  
WARRINGTON WA1 4RF**

**2,000 sq ft (185.80 sq m)**

For further information contact:

Jane Marshall  
E: jane.marshall@altusgroup.com  
T: 01925 444 700



[www.altusgroup.com](http://www.altusgroup.com)



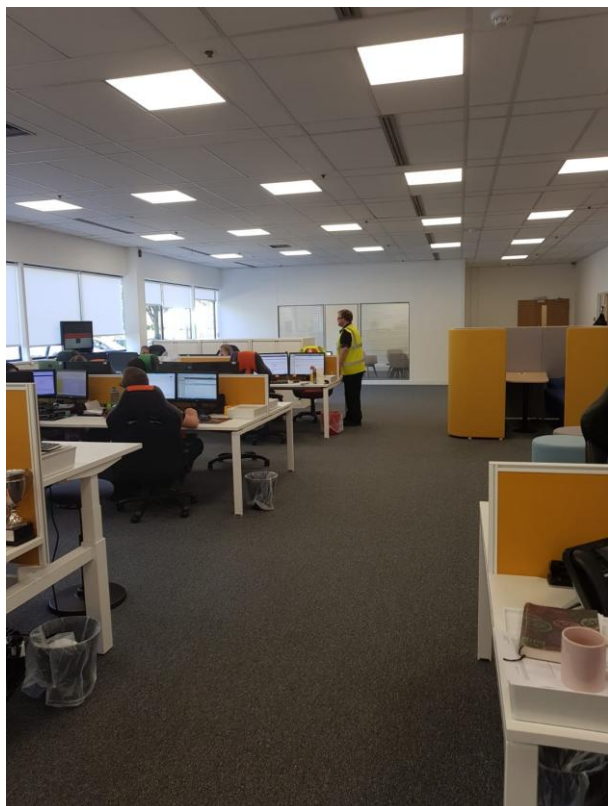
Offices at:

Central London   M25 North/Hertford   M25 East/Dartford   M25 South/Reigate   M25 West/Heathrow   Midlands/Birmingham   North West/Manchester

Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



## 4 HARDWICK GRANGE, WOOLSTON, WARRINGTON WA1 4RF



### LOCATION

The premises form part of the VIP Group facility on Hardwick Grange, accessed via junction 21 of the M6 motorway, with junction 11 M62 within 2 miles. The Grange is the largest industrial estate in Warrington home to some well known household names, such as Eddie Stobart, Toyota, and Oxfam.

### DESCRIPTION

A ground floor office suite accessed from the main reception area within the building. The suite is mainly open plan with a separate meeting room and private office.

### ACCOMMODATION

The office comprises the following approximate areas:-

	FT <sup>2</sup>	M <sup>2</sup>
	2,000	185.80

### TERMS

£3,250 per month to include; rent, rates, heating and power, insurance, cleaning, service charge. Tenant to pay phones and IT costs.

A new lease for a term to be agreed.

### EPC

A copy of the EPC is available on request.

### VIEWING

Please contact Jane Marshall on 01925 444 700 for an appointment to view.

**Rutherford House, Warrington Road, Birchwood, Warrington WA3 6ZH**

**Email: [space@altusgroup.com](mailto:space@altusgroup.com) Tel: 01925 444 700 Website: [www.altusgroup.com](http://www.altusgroup.com)**

Chartered Surveyors