

**WATLING**  
REAL ESTATE



**FOR SALE**

**5,922 SQ. FT. (550 SQ M) | 20 CAR SPACES**

**MODERN DETACHED TWO-STOREY OFFICE BUILDING**

**VACANT | LOCATED ON POPULAR CENTRE PARK**

**MANDARIN POINT  
CENTRE PARK  
WARRINGTON  
WA1 1GG**

# HIGHLIGHTS

- MODERN DETACHED OFFICE BUILDING ARRANGED OVER GROUND AND FIRST FLOORS
- PROMINENT POSITION WITHIN THE ESTABLISHED CENTRE PARK BUSINESS DISTRICT
- EXTENDING TO 5,922 SQ FT (550 SQ M) NIA WITH 20 ONSITE CAR PARKING SPACES
- OPEN PLAN ACCOMMODATION WITH ADDITIONAL MEETING ROOMS
- AIR CONDITIONING, RAISED FLOORS AND LED LIGHTING
- EXCELLENT TRANSPORT LINKS TO MOTORWAY NETWORK AND WARRINGTON TOWN CENTRE



# LOCATION

The property is located within Centre Park, one of Warrington's most established business parks, positioned approximately 0.8 miles south west of the town centre.

The subject property occupies a strategic position between Manchester and Liverpool, providing excellent regional connectivity. The town benefits from direct access to the M62, M56 and M6 motorways providing convenient access to the north west and wider motorway networks.

Warrington Bank Quay railway station is within walking distance of the subject property and offers regular services to London, Manchester and Chester. There is a bus stop 5 minutes walk from Mandarin Point which offers frequent bus services into the nearby town centre providing a range of leisure and retail amenities.

Overall, Centre Park is a renowned prime out-of-town office destination and home to a variety of regional and national businesses.



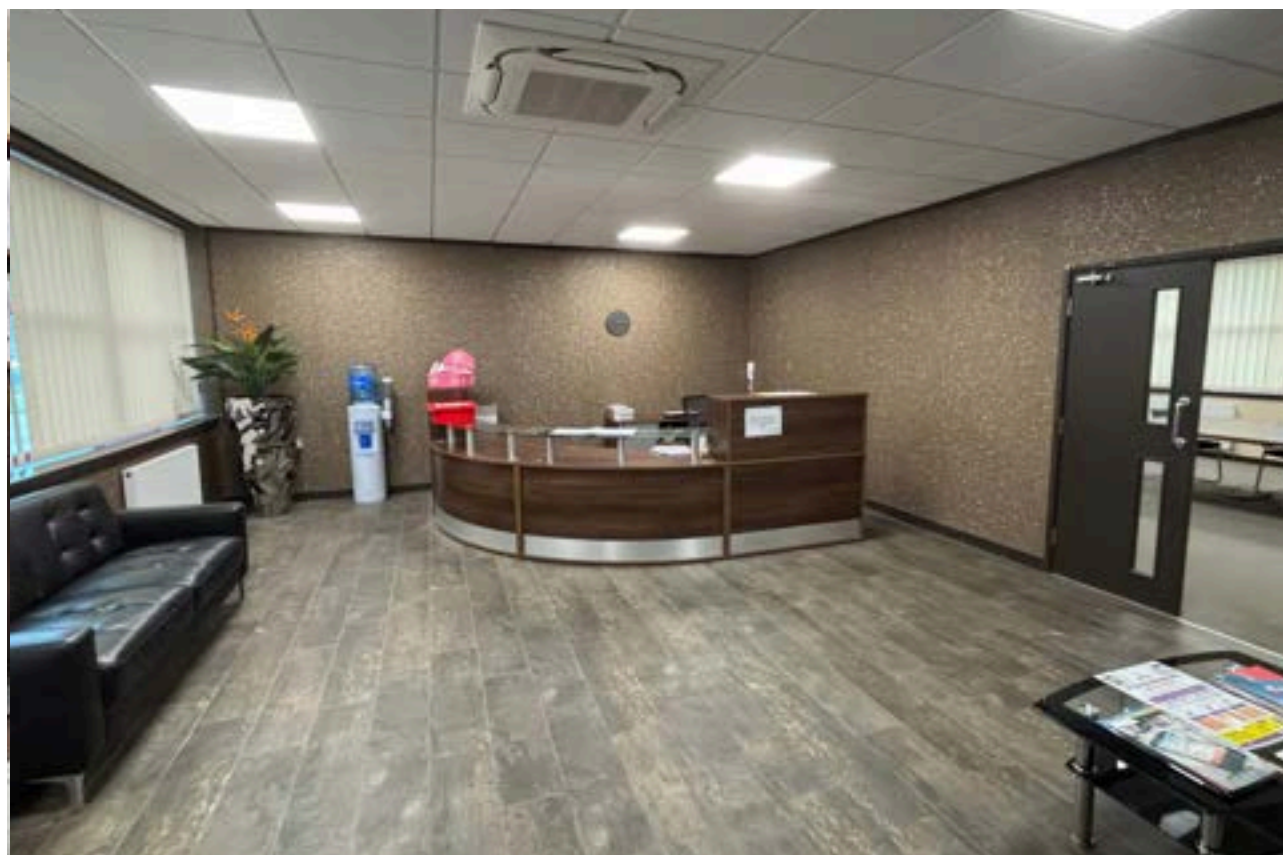
# THE PROPERTY

Unit 10 Mandarin Point comprises a purpose-built, detached office building constructed in the early 2000s, refurbished in 2020 and benefits from 20 car parking spaces.

This building is of steel frame construction with brick elevations beneath a pitched tiled roof and incorporates double glazed, metal framed windows and doors. The property presents a modern and professional image suitable for a wide range of businesses.

The accommodation has been refurbished in recent years to meet modern standards and now provides open plan office space across both floors, complemented by a number of cellular offices, meeting rooms and conference rooms. Furthermore, the office specification includes raised access floors, suspended ceilings with LED lighting, air conditioning, gas fired central heating and carpeted floors.

The ground floor is accessed via a dedicated entrance leading to a reception area. Beyond this is a large open plan office space, a large kitchen, two conference rooms and a couple of cellular office spaces. The first floor offers further open plan workspace, several cellular office spaces, a store room and another set of male and female toilets.



# FURTHER INFORMATION

## ACCOMMODATION

Description	Sq. m	Sq. ft
<b>OFFICE ACCOMMODATION</b>		
Ground Floor Offices	274.34	2,953
First Floor Office	275.83	2,969
<b>Total NIA</b>	<b>550.17</b>	<b>5,922</b>

## TITLE

Long-leasehold (999 years beginning January 2020). The property is held under the single registered leasehold title number CH691832.

## TOTAL SITE AREA

0.337 acres.

## BUSINESS RATES

Interested parties are to rely upon their own enquiries with the local authority.

## EPC

A copy is available upon request.

## VIEWINGS

Strictly by appointment. Please contact us to arrange a viewing.

## SERVICES

We understand that the property is connected to all mains services including water and drainage. Interested parties are to rely upon their own enquiries.

## ASKING PRICE

Please contact the sole agent, Watling Real Estate, for further information.

## DATA ROOM

An online data room is available for parties wishing to conduct detailed due diligence. Please contact us for access.





# WATLING

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**DANIEL EDMUNDSON**

+44 (0) 7702 532 880  
daniel.edmundson@watling.com

**ALEX SWEETMAN**

+44 (0) 7831 505 078  
alex.sweetman@watling.com

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