

OFFICE FOR SALE OR TO LET

Modern Detached Office Premises
6,105sqft (567sqm) with 21 Car Parking Spaces

WEBSTER 7 COURT

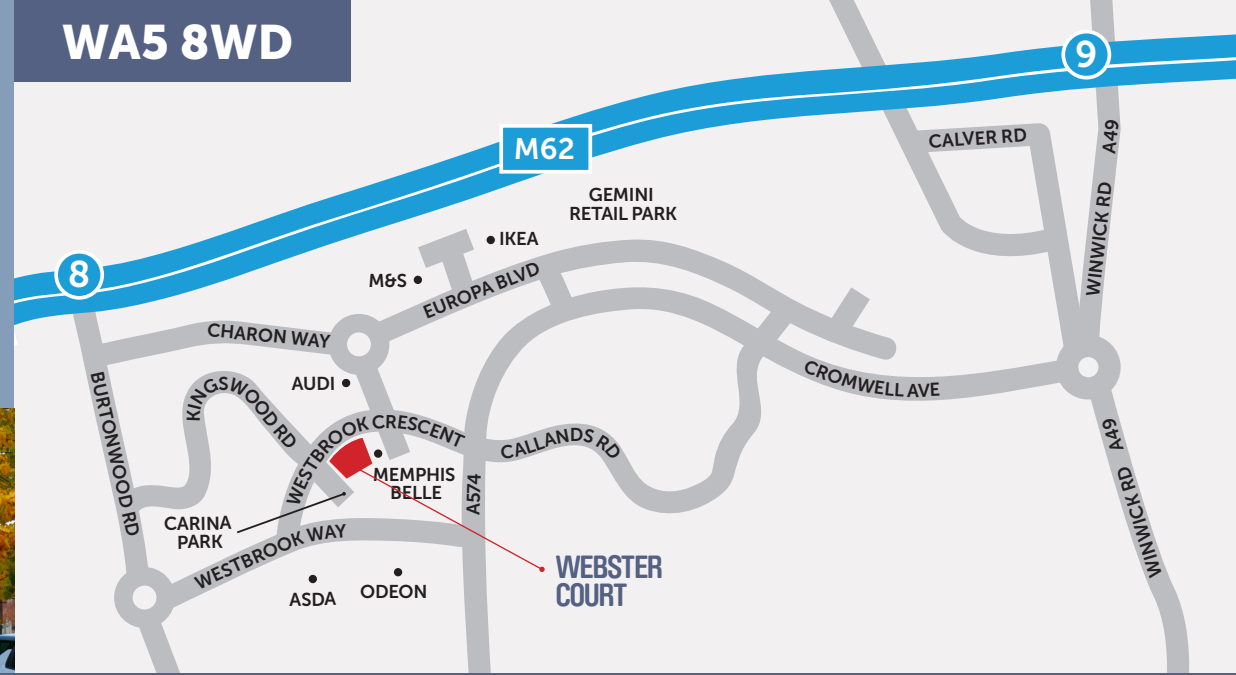
Carina Place, Gemini Business
Park, Warrington, WA5 8WD



WA5 8WD

LOCATION

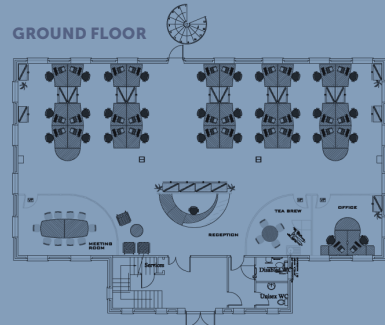
Webster Court is located close to both J8 and J9 of the M62 to the north of Warrington. It is located close to the Memphis Belle pub/restaurant and is a few minutes drive from Gemini Retail Park where IKEA, M&S, Next and many more large retailers can be found.



DESCRIPTION

A two storey self contained brick building situated within an attractive courtyard setting with the following features:-

- Spacious entrance lobby/reception
- Open plan office areas
- Comfort cooling and heating
- Raised access floors and fully carpeted
- WCs including disabled
- 21 car parking spaces
- Pub/restaurant and retail outlets nearby
- May subdivide by floors providing 3,000 sq ft
- Lift



ACCOMMODATION

Ground – 3,000sqft (278.7sqm) approx. NIA
 First Floor – 3,105sqft (288.5sqm) approx. NIA
 Total – 6,105sqft (567sqm) approx. NIA

TERMS

7 Webster Court is available either to purchase or lease on terms to be agreed. Full details from the joint agents

RATEABLE VALUE

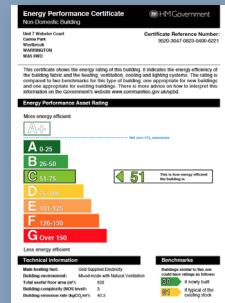
£24,750 Ground Floor
 £26,250 First Floor

VIEWING

By appointment with the joint agents.

Richard Wharton

Jane Marshall



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