

The Old Rectory

Rectory Lane
Winwick
Warrington **WA2 8LE**

Introduction

Description

Specification

Accommodation

Terms

Location

FOR SALE



- > Character building
- > Generous onsite car parking
- > Close proximity to M6 & M62 motorways
- > Mature landscaped environment
- > Secure site of approximately 1.7 acres
- > Suitable for a variety of uses (subject to planning)



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The Old Rectory is a period building, modernised to provide office accommodation that mixes cellular and open plan areas. Many original features remain, providing an attractive, efficient working environment. The building predominantly features solid floors, exposed ceilings and suspended lighting.

The Old Rectory currently provides 9,842 sq ft of net office accommodation in totality. The building was extended in the late 1980's by 4,854 sq ft. The modern element of The Old Rectory also benefits from a dedicated entrance, which has allowed the property to be occupied as two separate entities in recent years.

The property sits in approximately 1.7 acres of land which has been tastefully landscaped. It offers ample onsite car parking, with a total of 69 car spaces.

The average office car parking ratio in Warrington equates to 1:250 sq ft. The Old Rectory car parking ratio is 1:142 sq ft, which is exceptional in comparison.



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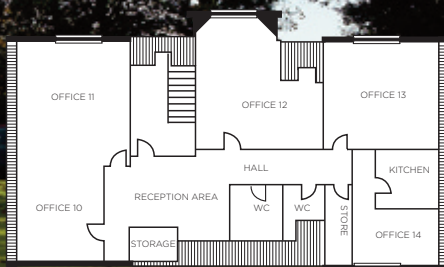
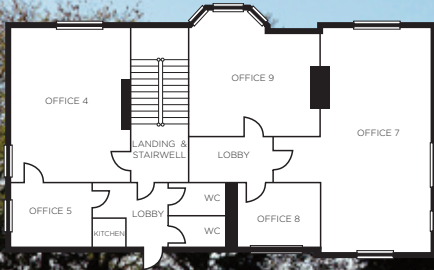
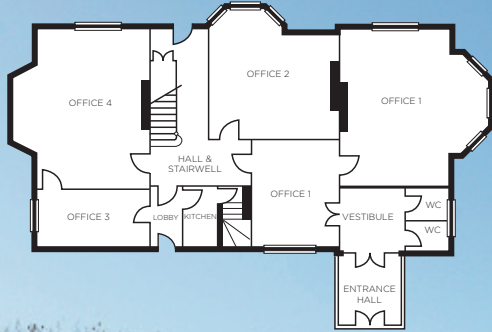
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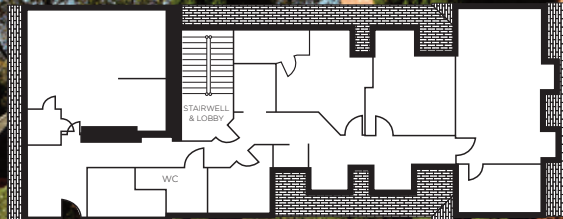
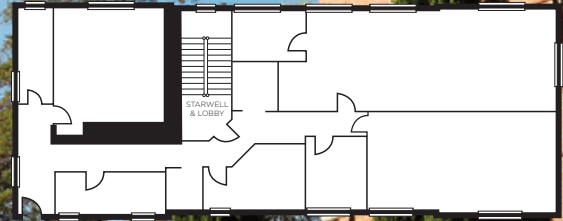
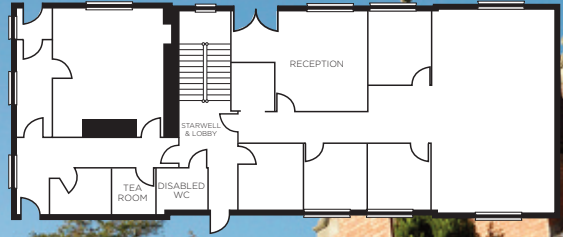
Building 1

Ground Floor	1,733 sq ft	161 sq m
First Floor:	1,711 sq ft	159 sq m
Second Floor	1,409 sq ft	130 sq m
Total:	4,853 sq ft	450 sq m



Building 2

Ground Floor	1,642 sq ft	153 sq m
First Floor	1,573 sq ft	127 sq m
Second Floor	1,364 sq ft	146 sq m
Total:	4,579 sq ft	425 sq m



Outbuilding

Ground Floor	410 sq ft	38 sq m
Total:	410 sq ft	38sq m

TOTAL 9,842 sq ft (914 sq m net internal area)



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Specification

- Mixture of modern and character office accommodation
- Exposed ceilings
- Suspended lighting
- Solid floors
- A mixture of perimeter and under floor trunking
- Lift
- CCTV
- Secure gated site with electric operated gates and intercom system



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The property is available for sale. A price is available upon application.

VAT

The sale of the property is subject to VAT at the prevailing rate.

Legal Costs

Each party will be liable for their own legal costs incurred in the transaction

Existing Leases

The property has 2 occupiers leasing a portion of the first floor within building 1 of the Old Rectory. Below is a summary of the existing leases which are drawn outside of the Landlord and Tenant Act 1954 Part 2:

LLR Holdings Ltd (trading as: Always Group)

- Office: 7, First Floor
- Size: 602 sq ft
- Rent: £7,600 pa. exclusive (c. £12.50 per sq ft)
- Car spaces: 4 car spaces
- Term: 5 years from February 2010, with a tenant break option at the end of year 2
- Expiry: February 2015

UK Payroll

- Office: 4 & 5, First Floor
- Size: 501 sq ft
- Rent: £6,012 pa. exclusive (c. £12.00 per sq ft)
- Car spaces: 3 car spaces
- Term: 3 years from April 2012
- Expiry: April 2015

