## The Old Rectory

Rectory Lane Winwick Warrington **WA2 8LE** 

Introduction

Description

Specification

Accomodation

Terms

Location









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#### Description

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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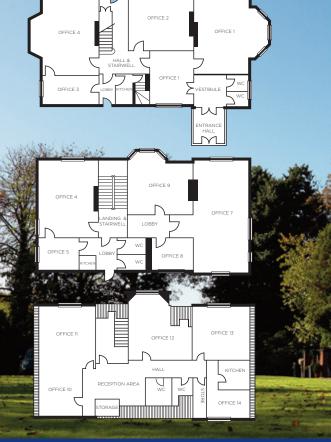
### Accommodation

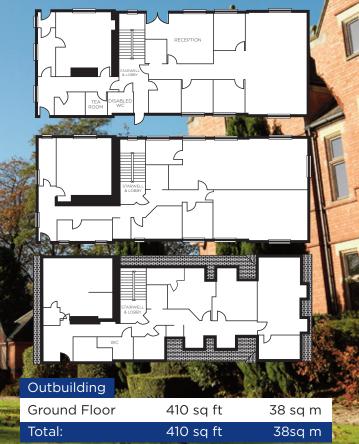
#### Building 1

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 sa ft	450 sa 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





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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#### Terms

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 sa 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

### The Old Rectory Rectory Lane Winwick Warrington WA2 8LE Specification Introduction Description Accomodation Location M6 J22 Myddleton Land WINWICK ST HELENS **MANCHESTER** WINWICK The Old Rectory RPOOL WARRINGTON A5800 A561 A562 MANCHESTER SPEKE RUNCORN M62

#### Location

The Old Rectory is located in the idyllic village of Winwick, approximately 3 miles north of Warrington and just off junction 22 of the M6 and junction 9 of the M62

Warrington lies midway between Manchester and Liverpool, offering excellent road links to junctions 8, 9 and 10 of the M62, junctions 9, 10 and 11 of the M56, and junctions 21 and 22 of the M6. The nearby Manchester and Liverpool John Lennon Airports provide easy access to many domestic, European and worldwide flights.

Local leisure facilities include The Swan Chef & Brewer pub restaurant, Premier Inn and Alder Root Golf Club.

#### Viewings

By arrangement via the sole agents BE Group

Contact Simon Roddam

<u>Email: SimonRoddam@begroup.uk.com</u>

