

## **DESCRIPTION:**

A newly refurbished brick built office building offering the following:

- LED light panels
- Raised floors
- New a/c system to provide heating and cooling
- Open plan office spaces
- Shower facility
- Bike racks
- On site parking 25 parking spaces

### **ACCOMMODATION:**

The space can be let on a floor by floor basis

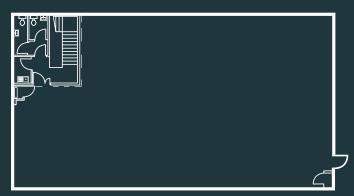
Ground Floor	3,059 sqft
First Floor	3,163 sqft
TOTAL	6,222 sqft

# **LEASE TERMS:**

Available on lease terms to be agreed as a self contained building or alternatively the landlord will consider floor by floor lettings. Consideration will also be given to a sale.

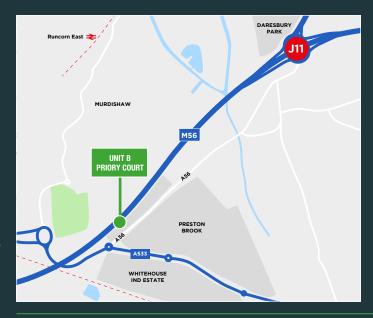
## **FLOOR PLANS:**

FIRST FLOOR



### **LOCATION:**

The building is located in a prominent position on Priory Court, Preston Brook. The M56 at junction 11 is just over 1 mile away and the opening of the new Mersey Gateway has made Liverpool and the Wirral very accessible. Runcorn East railway station is within walking distance of the building.



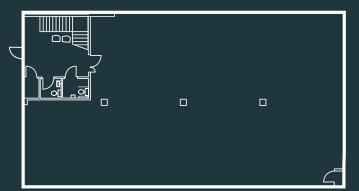




### **EPC**

EPC rating B – A copy of the certificate available on request.

#### **GROUND FLOOR**



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## **VIEWING:**

Please contact us for an appointment to view.



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