

**THE
BASE**

**OFFICE
SPACE
TO LET**

For advanced
manufacturing
and engineering
businesses in
Warrington

324–1,508 sq ft



**A SOLID BASE
FOR YOUR FUTURE**



The Building

The Base is a contemporary 50,000 sq ft multi-user office building, which is centrally located in Warrington town centre between Dallam Lane, Tanners Lane and Winwick Street. The building forms part of the first phase of the wider development scheme.

Designed over 5 floors, the building's purpose is to encourage and facilitate the growth of start-up businesses within the advanced manufacturing and engineering sectors.

The BREEAM 'Excellent' rated building offers a boardroom, meeting rooms, hot desk facilities and office suites ranging in size from 324 to 1,508 sq ft.



Specifications

CCTV high speed internet connectivity

24/7 fob access

Manned reception area

2 lifts servicing every floor

Comfort Heating & Cooling
(individually controlled within each office)

Raised floor access

Fully equipped kitchen on each floor

Free WiFi within communal areas/meeting rooms

Shower and locker facilities

External cycle store

Disabled access and facilities

A range of meeting room facilities available to hire

Flexible lease terms allowing for business growth





The Area

Warrington is a thriving business destination. The Centre for Cities Report 2015 cited Warrington as first out of 64 cities for the highest percentage of employment per population with nearly 80% of its population in employment – a population, which has actually grown by 7% on last year.

As well as being number one for employment, Warrington has been recognised as having considerable and wealth generating skills amongst its workforce with the town coming 5th and 13th in terms of academic skills including high level qualifications. In addition, Warrington has one of the highest rates of business start-ups in the North West, just behind Manchester.

The Base is located centrally in Warrington town centre in the heart of the North West between Liverpool and Manchester. It is accessible from the A49 Winwick Road and is approximately 3 miles from J9/M62 and 4 miles from J22/M6.

The building is a 30 minute drive from both Liverpool John Lennon and Manchester International airports.

Sat nav WA2 7NG



DRIVE TIMES

Most direct route

– Chester	38 mins
– Liverpool	37 mins
– Manchester	36 mins
– Wigan	27 mins



PARKING

The Base doesn't provide on-site car parking. However, there are a number of car parking options available to The Base.



TRAIN TIMES

Duration to London Euston

– Warrington Bank Quay	1 hr 48 mins
– Warrington Central	2 hrs 12 mins



The Amenities

Centrally located within Warrington's growing town centre, The Base offers access to an array of amenities and facilities.

Leisure

1. DW Sports Fitness
2. Pure Gym
3. Village Urban Resort
4. Warrington Wolves RLFC

Retail

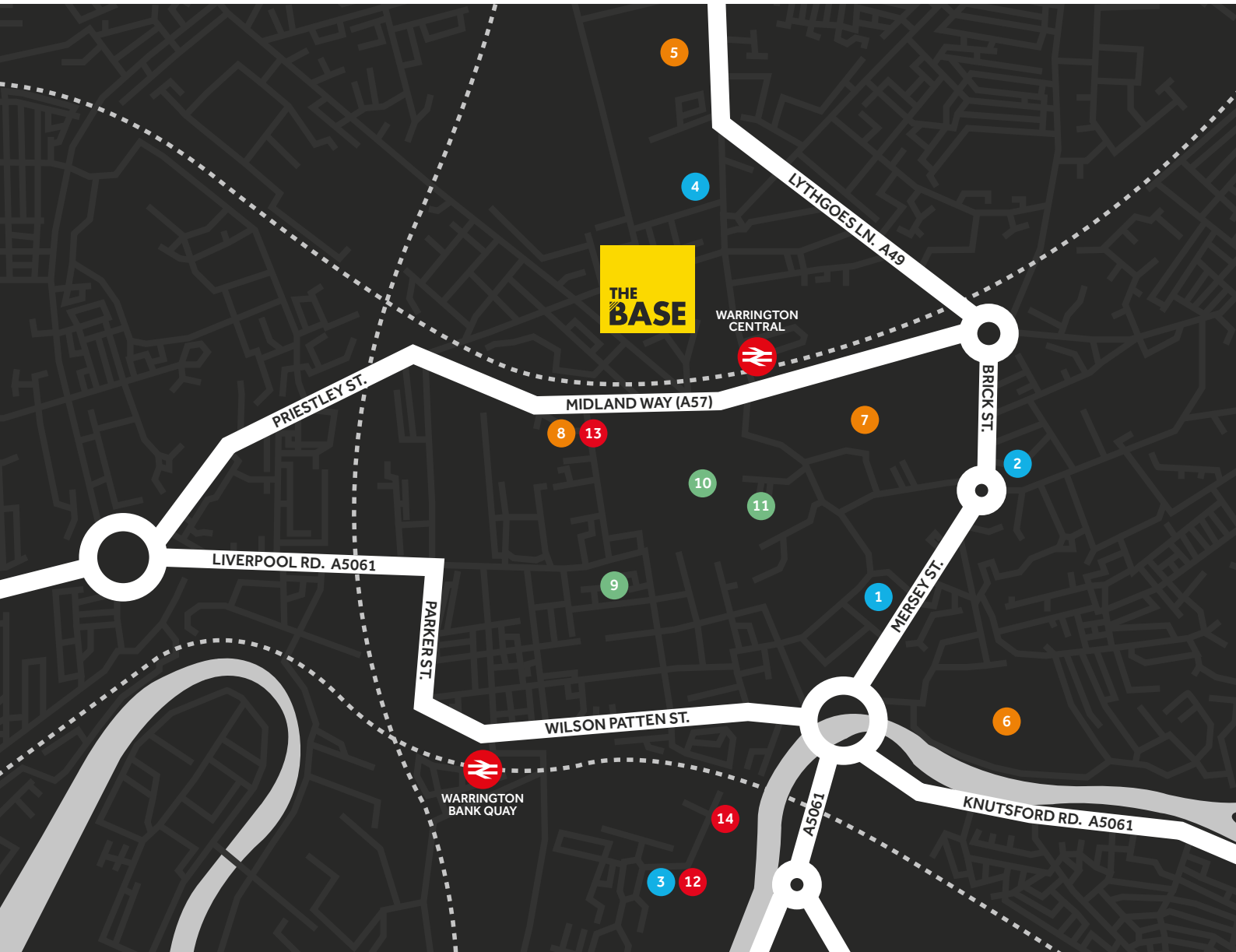
5. Tesco Extra
6. Riverside Retail Park
7. Cockhedge Shopping Park
8. Golden Square

Bars & Restaurants

9. Grill on the Square
10. Ask
11. Caffe Caruso

Hotels

12. Village Hotel
13. Travelodge Hotel
14. Premier Inn







thebasewarrington.co.uk

For further information
or to arrange a viewing,
please call 01925 909777

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that:

1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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