

Hillcrest

Knutsford Road, Grappenhall, Warrington, WA4 3LA

**FREEHOLD OFFICE PREMISES
WITH THE POTENTIAL FOR REDEVELOPMENT**

Subject to planning

**AVISON
YOUNG**

www.avisonyoung.co.uk



Summary

- Office premises extending to circa 12,124 sq ft (GIA) and circa 9,332 sq ft (NIA).
- Site area of approximately 1.280 acres
- Freehold
- Extensive Parking

Location

The property fronts onto Knutsford Road, (A50), approximately 1.4 miles from the village centre of Grappenhall and 1.2 miles from Junction 20 of the M6 motorway. The town centre of Warrington is situated 4.6 miles to the north-west. Warrington Bank Quay train station is located within 4.0 miles.

The proximity to Junction 20 of the M6 motorway enables easy access to the regional and national motorway network.

Situation

The property is situated in a semi-rural area in Hillcrest, Grappenhall. The property is positioned directly opposite the Cheshire Dog's Home.



Hillcrest
SAT NAV:WA4 3LA



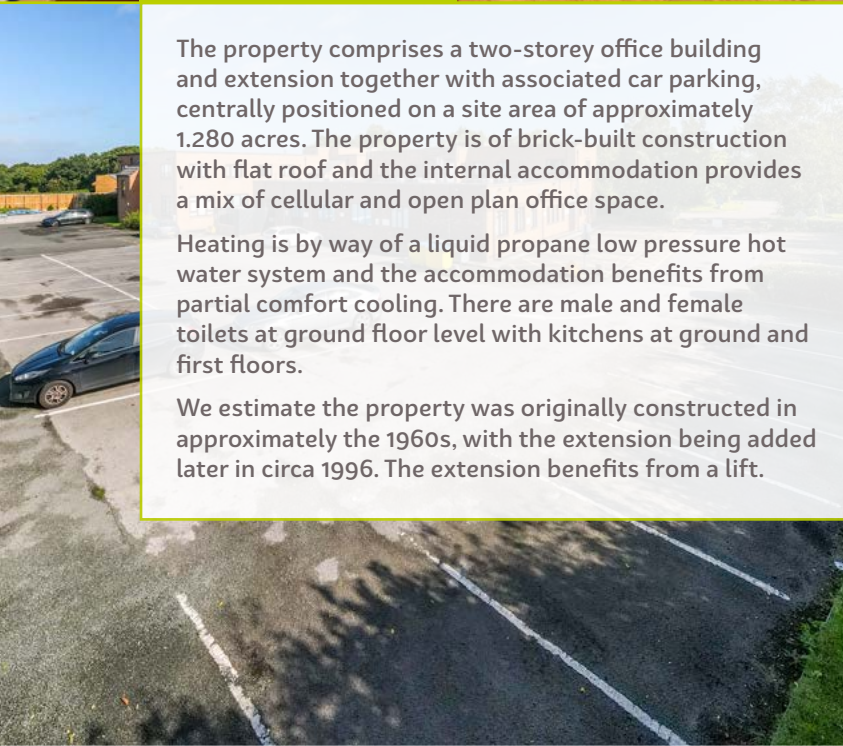


Description

The property comprises a two-storey office building and extension together with associated car parking, centrally positioned on a site area of approximately 1.280 acres. The property is of brick-built construction with flat roof and the internal accommodation provides a mix of cellular and open plan office space.

Heating is by way of a liquid propane low pressure hot water system and the accommodation benefits from partial comfort cooling. There are male and female toilets at ground floor level with kitchens at ground and first floors.

We estimate the property was originally constructed in approximately the 1960s, with the extension being added later in circa 1996. The extension benefits from a lift.



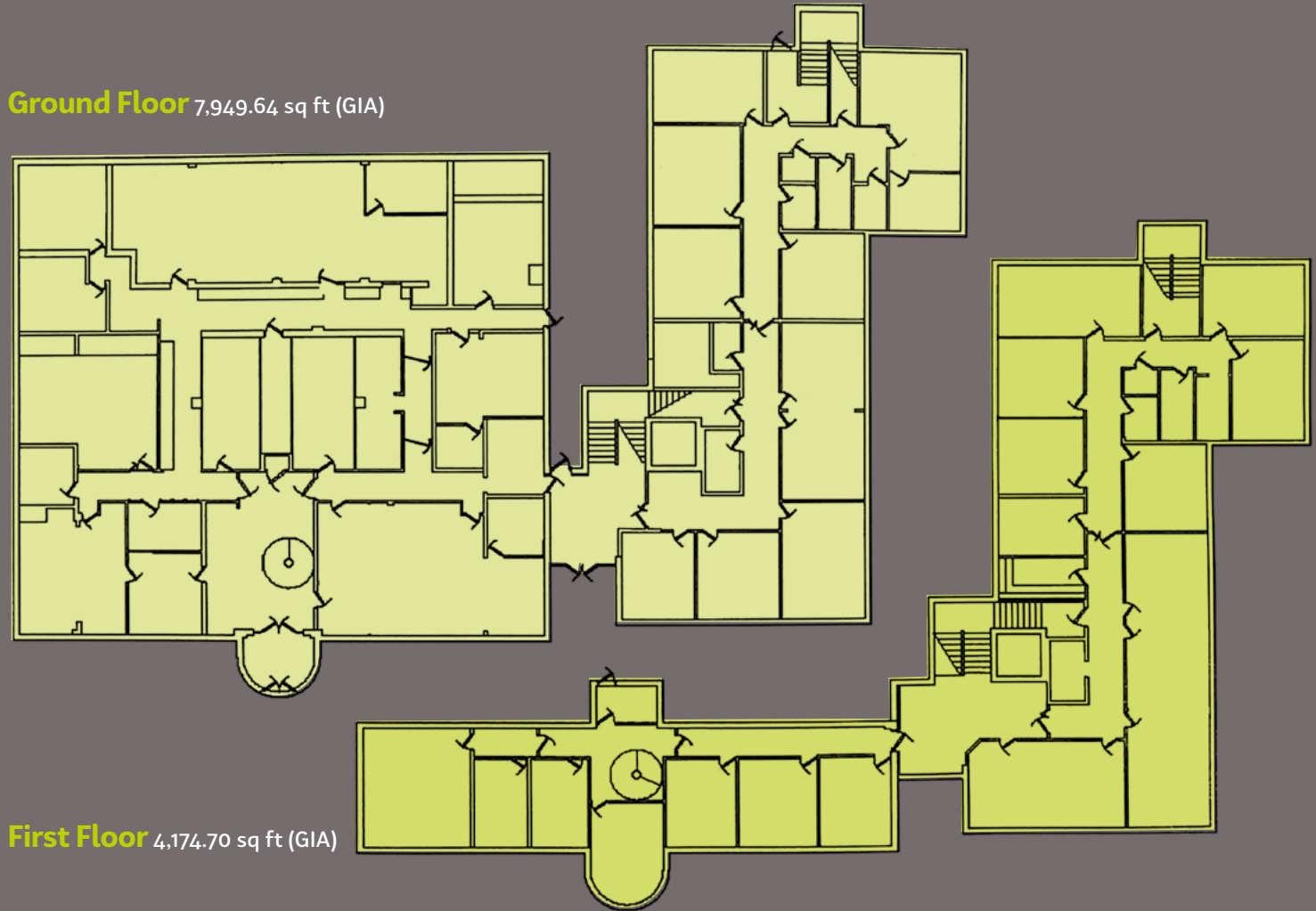
The Property

The property extends to circa 12,124 sq ft on a Gross Internal Area basis and circa 9,332 sq ft on a Net Internal Area basis, centrally positioned on a site area of approximately 1.280 acres.

Site Plan



Ground Floor 7,949.64 sq ft (GIA)



First Floor 4,174.70 sq ft (GIA)



Asking Price

We are seeking both unconditional and conditional offers.

VAT

We understand that the Vendors will be exercising an option to tax on the property and therefore VAT will be payable on sale

Viewings

Strictly by prior appointment with the sole agents, Avison Young.

Additional Information

Additional Information relating to the development is available via a separate data room. Interested parties are required to register with Avison Young prior to be given access to view the data room.

For further information please contact:

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Tenure

The property is held freehold under title number CH316126

EPC

The property has an EPC rating of 'E'. A copy of the certificate and relevant recommendation report can be made available on request.

Planning

All parties should make their own enquiries with Warrington Borough Council.

The property was previously subject to a planning application (planning reference 2017/31292) for the proposed demolition of existing buildings and the construction of 14 dwellings, new access and landscaping.