

Reference: WAC09610

7 Crown Parade, Warrington, WA1 2AE

Warrington, WA1 2AE

☆ Flexible Lease Available

Property launching soon. Enquire for an early viewing

Computer generated indicative image

To Let

£1,250 pcm

2,510 sq ft

Flexible Use

 [Google Maps](#)



7 Crown Parade, Warrington, WA1 2AE



£1,250 per month + VAT

£15,000 p/a · £6 per sq ft



Flexible Use

For multiple industries



2,510 sq ft internal

233 sq m



Reference

WAC09610



Electric roller shutters



Fully glazed frontage



LED lighting



Self-contained site

WHAT'S NEARBY



Warrington Central Station

4 min walk



Golden Square Shopping Centre

6 min drive



[Google Maps](#)



Location

7 Crown Parade, Warrington, WA1 2AE

/// [design.guitar.fast](https://www.design.guitar.fast)

 [Google Maps](#)

WHAT'S NEARBY



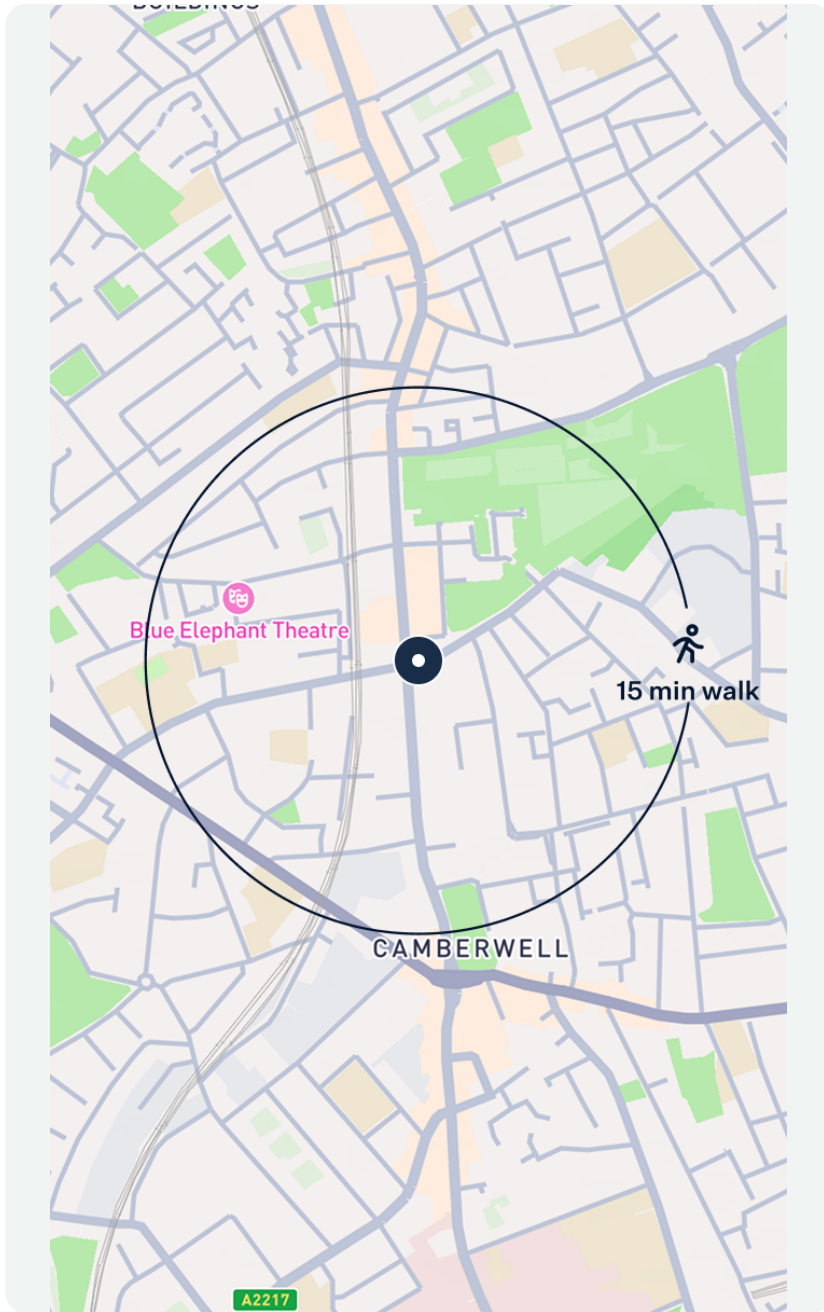
Warrington Central Station

4 min walk



Golden Square Shopping Centre

6 min drive



Cost Breakdown

Costs Per Month

Rent	£1,250
Business Rates	£470
Insurance	£50
Service Charge	£100
Total	£1,870

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£15,000
Business Rates	£5,640
Insurance	£600
Service Charge	£1,200
Total	£22,440

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.



Get in touch with our property experts

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

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