

# 74A London Road

Langtree

74 London Road, Stockton Health, Warrington, WA4 6HS

First floor Office | 1,837 Sq Ft

## Specification

A newly refurbished, open plan, first floor office is coming to the market and ready for occupation in January 2025.

- Open plan, with the option to be split into a multi-let office space
- High ceilings
- 24 hour building access
- Air conditioning to mechanical ventilation
- LED lighting
- Ground floor bike/refuse storage
- High spec wc/kitchen facilities
- Gated secure entrance
- Open Roof-top area, potential for terrace
- Highly visible on the popular London Road (A49)

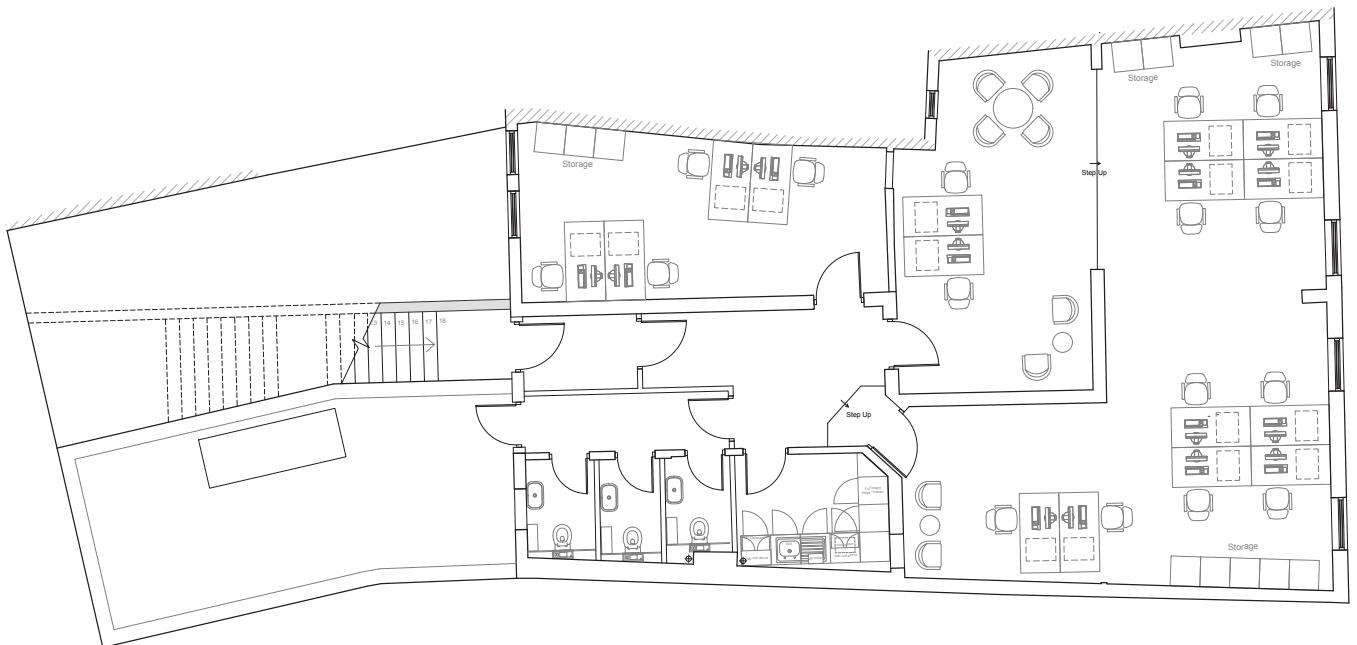


Call 01925 255 525 or email [enquiries@langtreepp.co.uk](mailto:enquiries@langtreepp.co.uk) to enquire

# Location

Located in the centre of the vibrant village of Stockton Heath, this property is perfectly situated and convenient for all forms of transportation. The building is located on A49, a short drive to the M6, M62 and M56 motorway network. The office also boasts close proximity to both Warrington Central and Bank Quay railway stations.

The attractive streets of Stockton Heath offer a wide selection of high-end restaurants, cafes and boutique shops. It is the perfect location for entertaining clients and provides staff with lots of easily accessible local amenities such as the local post office, gym, bank and estate agents. Just a short distance from the office is Alexandra Park, a stunning green space, perfect for a lunchtime walk.



01925 255 525

[www.langtreepp.co.uk/properties/office-space-to-let-in-stockton-heath-74a-london-road/](http://www.langtreepp.co.uk/properties/office-space-to-let-in-stockton-heath-74a-london-road/)

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