



centriX

Crow Lane East, Newton-Le-Willows,
Merseyside WA12 9UY

**A modern business
centre with doorstep
amenities**

Offices To Let
from **300 to 2,500 sq ft**
(27.9 to 232.2 sq m)



Newton Le Willows
Train Station

J9 M6

High Street

Crow Lane East

J23 M6
1.1 mins

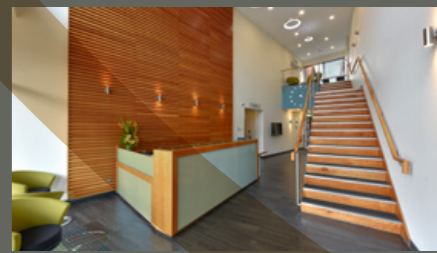
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A modern business centre with doorstep amenities

Centrix House offers a range of modern office accommodation, from small serviced office suites to larger conventional office space. The offices benefit from free high-speed fibre broadband along with secure on-site allocated parking and 24-hour barrier access. The building also benefits from on-site CCTV.



-  CCTV and 24 hr access
-  On site car parking available
-  WiFi access points
-  Comfort cooling
-  Shared kitchen facilities
-  Located in Newton-le-Willows near Warrington
-  EV charge points
-  Potential for additional parking on request



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M6 J23 & A580 East Lancashire Rd
3 minutes (1.1 miles)

M6 J22
7 Minutes (3.7 miles)

M62 J9
7 minutes (2.9 miles)

Newton-Le-Willows Railway station
2 minutes (0.7 miles)

Earlstown Railway Station
3 minutes (0.9 miles)

Warrington Town Centre
19 minutes (6 Miles)

Manchester City Centre
33 minutes (19.8 miles)

Liverpool City Centre
22 minutes (12.4 miles)

Centrix House is located in Newton-Le-Willows, with excellent accessibility to the major road networks, including the A49, A580, M6 and M62 which provide links to both Liverpool and Manchester.

Centrix House sits on Crow Lane East, at the north end of Newton-le-willows High Street, a thriving market town providing local shops, bars and restaurants.



Newton-Le-Willows is such a vibrant location that your team will love coming to work!

Local amenities include several pubs/ restaurants, including the recently refurbished Pied Bull Pub and Alliete Italian restaurant.

The area also offers convenience stores, a post office, hairdressers/ barbers, a physio lounge & beauty studio, Chemists and a car garage.

The town also has a selection of Parks within walking distance to provide a calm, yet active setting to locate your business.







VAT

Rents are subject to VAT at the prevailing rate.

EPC

A full EPC has been prepared and is available upon request.

TERMS

To Let on terms to be agreed.

FURTHER INFORMATION

Viewing is strictly by appointment with the sole letting agents.

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www.nsm.co.uk/property/centrix-house

