



Ribbon Court



Contact us:

Tel/Fax: 01925 634442

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Key Benefits

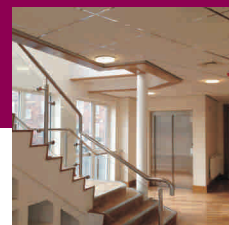
- Close to town centre - less than two minutes walk;
- Ample on-site, secure parking;
- Excellent rail links - Warrington Central Station is a 1 minute walk and Warrington Bank Quay Station 2 minutes by car;
- Motorway and air links also close by;
- Comprehensive security, CCTV, electronic keypad and suited locks, gates etc;
- Hands-on landlord;
- Great value for money;
- Category 5 cabling and Category 2 lighting in suspended ceilings is installed throughout;
- 24-hour access.
- PV Solar and Rain Water Harvesting

Ribbon Court is a prestige office development and brings some 17,000 sq ft of high quality refurbished office space to Warrington Town Centre

Ribbon Court is situated just 200 yards from Warrington Central Train and Bus Stations, as well as the site providing ample on-site, secure car parking.

From the modern entrance on the ground floor, there is a central core housing staircase/lift and superb toilet facilities on each floor. Each suite of offices can be open plan or partitioned to suit requirements.

For more details including plans and photos, visit our website www.ramproperties.com



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Ribban Court is an attractive mix of two refurbished buildings, resulting in modern offices with all hi – tech facilities in traditional buildings of character. The grand front entrance has glass electronic doors with intercom access, with a camera and monitor within each unit. The building offers a variety of different sized units over 3 floors from 120 sq ft to 6,000 sq ft and all units are available on short term licences or a longer more traditional lease. All units can be fitted out to the tenants' exact requirements in terms of design, layout and specification on request.

Features

- Light, bright, modern and economical space;
- DDA Compliant (disabled toilet & lift)
- Open plan or cellular structure
- Category 2 lighting throughout within suspended ceilings
- Door access via suited keys, key pads with intercom, camera and monitor
- Climate control (heating/cooling) optional
- Secure site
- Double glazing
- Decorated and carpeted throughout
- 24 hour CCTV recording
- 24/7 access
- Cat 5 Cabling
- Green Building Status with 20KWh solar PV production and rainwater harvesting for WC's. Also low energy lighting and heat recovery air handling all helping to keep costs down.

Site Specifications

Ground Floor:

Unit B - 2,668 sq ft

Unit D - 2,066 sq ft

First Floor:

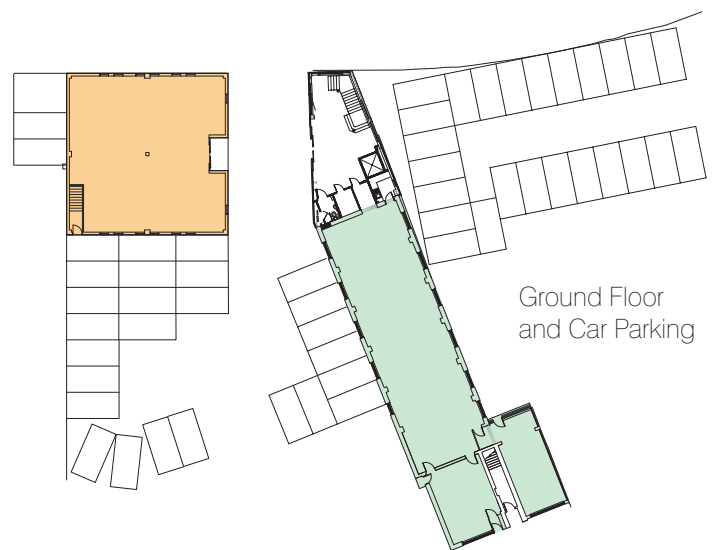
Unit B - 2,368 sq ft

Unit D - 3,260 sq ft

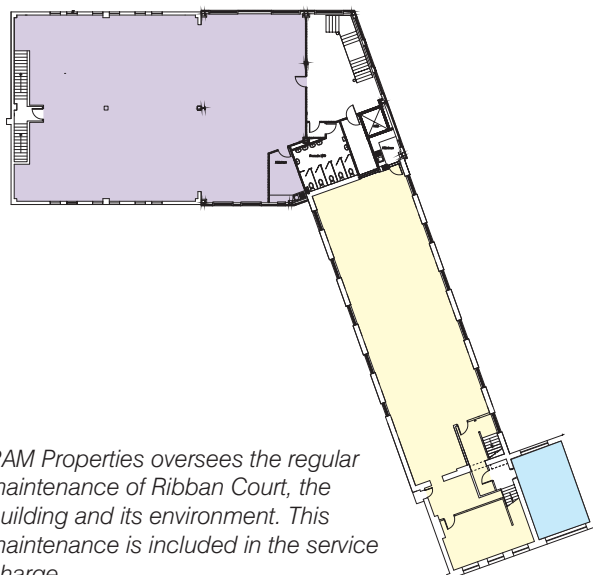
Second Floor:

Unit B - 2,917 sq ft

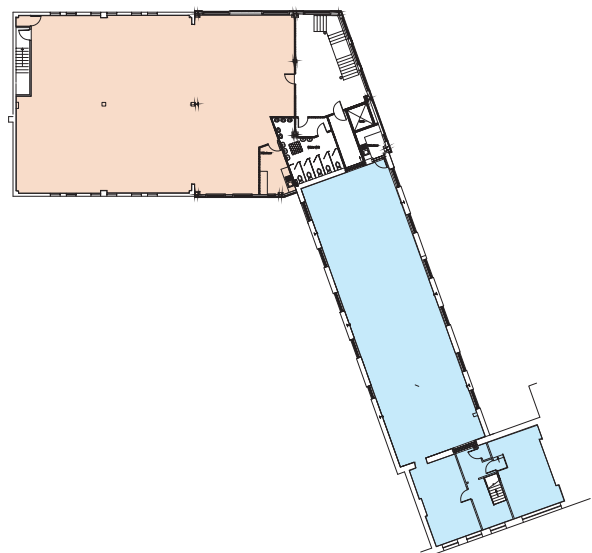
Unit D - 3,336 sq ft



First Floor



Second Floor



RAM Properties oversees the regular maintenance of Ribban Court, the building and its environment. This maintenance is included in the service charge.