

The Hive, 27-31 Sankey Street, Warrington, Cheshire, WA1 1XG

Council Tax Band: Exempt



**PRIME COMMERCIAL SPACE NESTLED IN THE HEART OF WARRINGTON**

Located on Sankey Street we present an exceptional opportunity for businesses seeking a vibrant commercial space. This property is situated in a thriving town centre, surrounded by a dynamic community of local enterprises, making it an ideal location for those looking to establish or expand their business.

The Hive is designed to foster collaboration and innovation, providing a supportive environment for various commercial activities. With its modern facilities and flexible spaces, this unit is well-suited for a range of business types, from retail to professional services. The bustling atmosphere of the town centre ensures a steady flow of foot traffic, enhancing visibility and accessibility for your business.

Moreover, the location offers excellent transport links, making it easily commutable from both Manchester and Liverpool. This connectivity not only benefits employees but also attracts customers from a wider area, further enhancing the potential for growth and success.

The Hive is a prime commercial space that combines a strategic location with a supportive community, making it an attractive proposition for any business looking to thrive in Warrington.



**The Hive Sankey Street, Warrington, WA1**

**1XG**

**01925 987 085**

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**www.real5estates.com**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	