

TO LET

FIRST FLOOR OFFICE PREMISES 373.77 m² (4,023 ft²)



Unit 1, Chesford Grange Woolston, Warrington WA1 4RQ

Location

The premises are situated on Chesford Grange, at the junction with Woolston Grange Avenue (B5210) and almost adjoining Junction 21 of the M6 Motorway.

The adjoining properties are primarily modern Industrial premises, apart from Dreams Beds and the subject property, which are used for Retail purposes.

Warrington town centre lies approximately 3 ½ miles due west.

Description

The Offices form part of the large Retail Warehouse occupied by JTF and are accessed through a self contained ground floor Reception area, with the main Offices situated at first floor level.

The accommodation contains a number of permanent cellular Offices, with stud partitioning providing further individual rooms, which can be removed to enlarge the existing open plan Office.

The Offices have the benefit of carpet covered floors, with plaster and emulsioned walls and suspended acoustic tile ceiling with fluorescent light insets.

The Offices have Cat 5 cabling with perimeter trunking at dado level. They are centrally heated throughout with panelled radiators. The windows of the Offices are double glazed, set in upvc frames.

Extensive car parking is available in the yard adjoining the Offices, with a row of 20 spaces adjoining the Building and a further 23 spaces directly opposite.

The net internal floor area is : 373.77 m² (4,023 ft²)



Business Rates

The accommodation is not separately assessed and it is intended that the Tenant is responsible for a proportion of the total Business Rates payable on the Warehouse Building as a whole.

Tenure

The property is available on a fixed term Lease, with the Tenant responsible for internal repairs and paying a service charge towards external repairs, insurance, running costs and Business Rates.

Asking Rental

£35,000 per annum, exclusive of VAT.

VAT

VAT may be payable on figures quoted in these Particulars.

Legal Costs

Each Party to bear its own legal costs.

Viewing

Strictly by appointment with Sole Agent, Salisbury Hamer.

Contacts

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