

TO LET

WAREHOUSE PREMISES 3,366 m² (36,232 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 available Warehouse property is within the main Retail Warehouse, being steel portal framed, multi span construction, with profile metal cladding to full height along the front and side elevations and a pebble dash rendered rear elevation, with cladding at fascia level. The walls are lined with pre-cast concrete slabs. The roof is covered with lined metal deck cladding, including translucent panels. The floor is of sealed concrete construction.

Access to the Warehouse is via the rear yard, through an electrically operated up and over loading door.

The Warehouse has the benefit of high level gas fired space heaters, with halogen lighting and sprinklered throughout.

Adequate parking is available in the area adjoining the side elevation.

The Warehouse has an eaves height of 6.6m.

Gross Internal Floor Area : 3,366 m² (36,232 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 flexible lease terms, with the Tenant responsible for internal repairs and paying a service charge towards external repairs, insurance, running costs and Business Rates.

Asking Rental

£110,000 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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