

to let

Flexible Storage Unit

Up to 5,203 m² (56,000 ft²)



Unit 1
Causeway Park
Off Central Avenue
Warrington
WA4 6RF

- Flexible Storage Options
- Short Terms Available
- Low Rent Per Square Foot
- South Warrington Location

MORGANWILLIAMS.com

01925 414909

Location

The property is situated just off the A49 Wilderspool Causeway, immediately to the south of Warrington Town Centre.

The property is clearly visible from the A49 and is set back behind the Esso Petrol Filling Station, which contains a Spar Convenience Store and Greggs Bakery.

Description

The property comprises a substantial detached storage building with parking areas to the front, side and rear.

Internally the unit is predominantly open plan with a two storey office/amenity section at the front.

The unit is available as a whole or alternatively in separate sections and is capable of satisfying the majority of requirements.

Short term lettings are also available up to a maximum of 3 years.

Accommodation

Flexible size options up to 56,000 ft² (5,203 m²).

Services

Mains electricity, water and drainage are connected.

Rates

Whole Building Rateable Value: £162,000.
Payable 2020/21: £81,648.

For lettings of part, Business Rates contributions will be on a pro-rata basis.

The above rates payable represents approximately £1.50 psf.

Lease Terms

Flexible Lease terms are offered, on a Tenants effectively full repairing and insuring basis.

All lettings will be excluded from the Landlord and Tenants Act 1954.

Rental

The quoting rent is just £4.00 psf.

VAT

The above rent is quoted exclusive of VAT, should it be applicable.

Costs

The ingoing Tenant is to be responsible for the payment of the Landlord's costs in the sum of £1,750 plus VAT.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates RBates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT
EPC Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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13/07/2020-Causeway Park Unit 1 off Central Avenue, Warrington (RB)