

to let.

Storage Unit

302.13 m² (3,251 ft²)



- Edge of Town
- Low Cost Storage Unit
- Established Industrial Estate

**MORGAN
WILLIAMS.**

01925 414909

www.morganwilliams.com

720 Mandarin Court, Warrington, WA1 1GG

Unit 5B
Winstanley Industrial Estate
Long Lane
Warrington
WA2 8PR

Location

Situated to the north of Warrington with two entrances from Long Lane the Winstanley Industrial Estate is adjacent to Warrington Collegiate at the junction with the A49 and with Junction 9 of the M62 only approximately 1 mile further north.

Description

The Winstanley Industrial Estate is an established estate able to cater for most types of uses.

Unit 5B provides a steel frame mid-terrace unit with brick outer and internal walls.

The main floor area is concrete with a mezzanine above,. There is a ground floor lean to.

The building has an eaves height of approximately 5.4 m and access is by means of a 2.4m wide x 3m high sliding steel door.

Accommodation

Gross Internal Area

Ground Floor	302.13 m ²	3,251 ft ²
Mezzanine	188.65 m ²	2,060 ft ²

Services

Mains Electricity is available at the premises.

Rates

Rateable Value: £6,000

Payable 2017/18: £2,796

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council to check eligibility.

Rental & Service Charge

Rent: £12,000 per annum.

Service Charge : £3,000 per annum.

Service Charge to cover the communal and external area cleaning and maintenance.

All prices quoted are subject to VAT.

Lease Terms

Offered on a new lease for a minimum term of 3 years on a Tenants Full Repairing and Insuring basis.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

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

Joshua Morgan

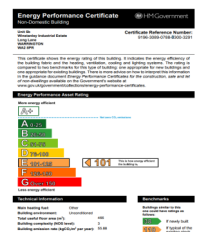
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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band E – 101



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.

06/02/2018 –Winstanley Industrial Estate, Unit 5B