



FOR SALE

Unit 5 Causeway Business
Park, Warrington, WA4 6RF

- Investment/Development Opportunity
- Net Initial Yield of 9.41% (After Purchaser's Costs of 6.27%)
- Forms Part of Warrington Regeneration Area
- Total Site Area Approx: 1.6 acres (6,490 sq.m.)

Property Consultants
Chartered Surveyors & Valuers
(Formerly Sutton Kersh)

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Location

The subject premises forms part of the Causeway Business Park which comprises a number of large industrial warehousing and office accommodation situated off Wilderspool Causeway (A49) approximately 1.5 miles South of Warrington Town centre.

Wilderspool Causeway (A49) is the main arterial route linking Warrington Town centre to smaller local centres such as Stockton Heath and Lower Walton, and providing reasonable transport links to Junction 20 of the M6 motorway network approximately 4 miles to the east. In addition, there are regular bus services along Wilderspool Causeway within 100 metres to the west.

The surrounding area sees plans for regeneration of the 'Southern Gateway' with Warrington Borough Council setting out plans for mixed use and residential redevelopment.

The Property

The property is a substantial single storey industrial warehouse unit comprising car parking provision for approximately 35 vehicles and loading access to the easterly side of the site.

The front elevation incorporates a roller shuttered vehicle/loading access doorway and a separate personnel entrance/exit with the main vehicle/loading access via the electric security gates fronting on to Causeway Avenue.

The unit is of conventional steel portal frame construction with elevations of facing brick. It has a dual pitched roof with steel profile sheeting, and incorporates translucent panels.

The unit benefits from flooring of solid concrete construction, suspended fluorescent strip lighting fitted

throughout, a high voltage (11kV) 1500 KVA electrical supply, 5 and 3 ton overhead cranes and a compressed air plant. In addition, there is a small self-contained block to the southeasterly corner of the site comprising WC facilities and canteen/kitchenette.

Maximum Eaves Height: 7.7m

Minimum Eaves Height: 4.1m

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Industrial Building

Approx Gross Internal Area: 3,800 sq.m (40,903 sq.ft)

Tenure

We understand the property is held Freehold and will be sold with the benefit of vacant possession.

EPC

The property has an EPC rating of D95. Full report available upon request.

Rates

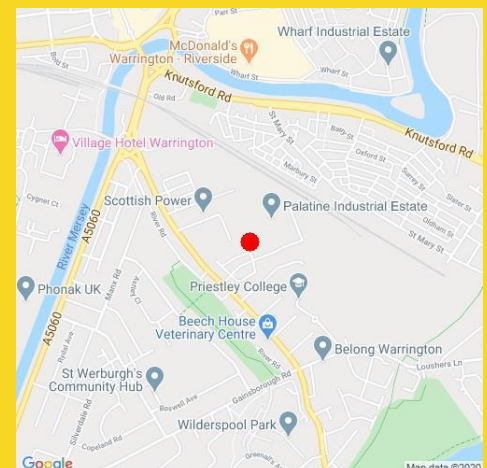
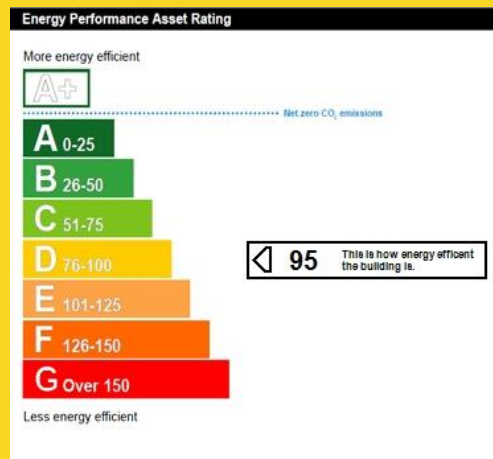
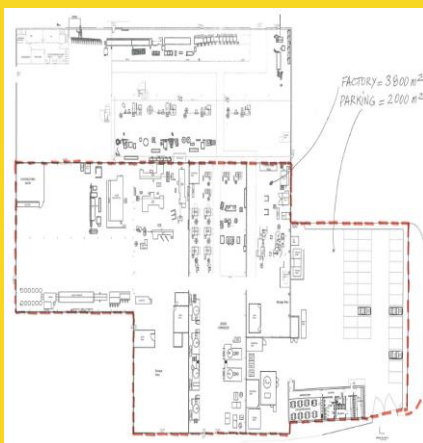
Interested parties should make their own enquiry of Warrington Borough Council's Rating Department on www.voa.gov.uk/businessrates.

Price

£1,500,000

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)



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