

# TO LET



UNIT 16 GREYS COURT, KINGSLAND GRANGE, WARRINGTON, WA1 4SH

## Single Storey Industrial Unit 1,590 sq ft (147.71 sq m)



- Situated on an Established Industrial Estate
- Benefits From approx Three Dedicated Car Parking Spaces to the Front of the Unit
- Close Proximity to Junction 21 of the M6 Motorway



### Location

The Unit is located at Greys Court Industrial Estate. The estate benefits from direct access onto Kingsland Grange which branches onto Woolston Grange Avenue (B5210) giving direct access to Junction 21 of the M6 motorway and adjacent to the M62/M6 intersection. Greys Court is situated approximately 2 miles north east of Warrington Town Centre.

### Description

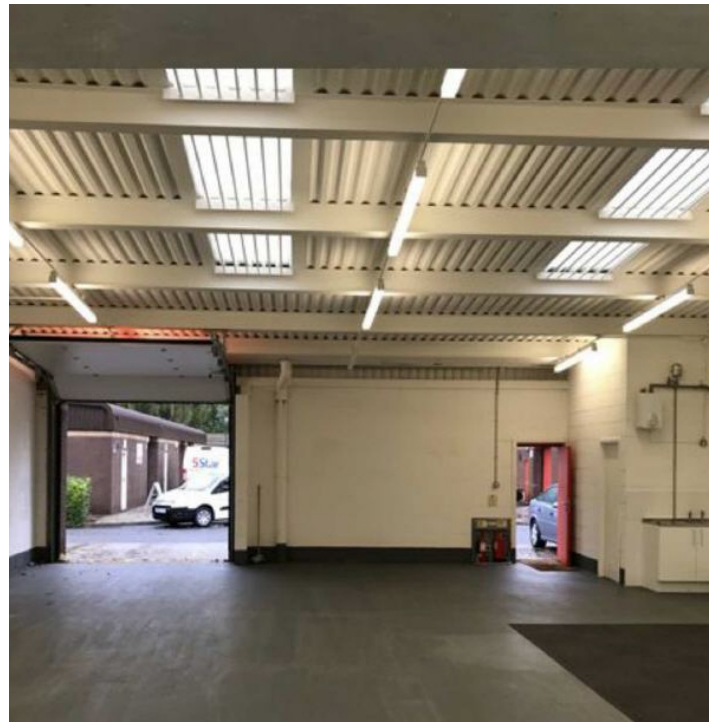
The property comprises a single storey ground floor industrial unit of steel frame construction with brick and block work elevations under a pitched roof covered with profile sheeting incorporating skylights. The unit benefits from an open plan workshop/storage area with office accommodation to the rear corner as well as WC facilities to the front side of the unit.

Specifications include fluorescent strip lighting, painted walls and painted hard surface floor. Access into the unit is via a loading door behind a secure up and over roller shutter and a separate personnel door as well. Externally there are approximately three demised car parking spaces to the front.

Mains services include three phase electric, water and drainage.

### Accommodation

As measured in accordance with Property Measurement 2nd Edition the Gross Internal Area is as



follows:

Total Ground Floor 1,590 sq ft (147.71 sq m)  
(Includes 106 sq ft/9.8 sq m of Office Accommodation)

### Rental

The property is available for a term of years to be agreed on a new Full Repairing and Insuring Basis at an asking rental of £11,000 per annum plus VAT.

### VAT

VAT is applicable on the property.

### EPC

A copy of the EPC certificate is available on request.

### Business Rates

2017 Business Rates: £7,800

2018/2019 Business Rates Multiplier: 48p

Rates Payable: £3,744\*

\*Qualifies for Small Business Rates Exemption.

### Viewing & Further Information

Please contact Roger Hannah & Co the Sole Agents:

Agent: Robert Gann

Tel: 0161 817 3393

Email: robertgann@roger-hannah.co.uk

### Date of Preparation

16/10/2018