

TO LET



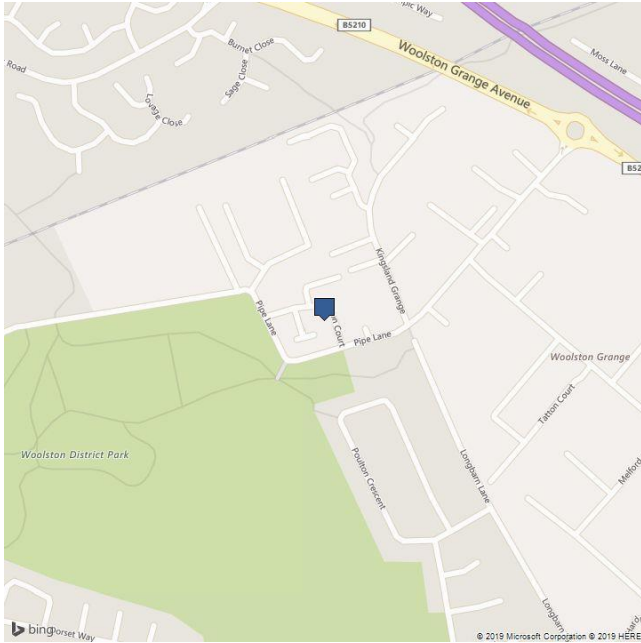
Unit 10/11, Aston Court, 10-11 Kingsland Grange, Woolston, Warrington, Cheshire, WA1 4SG



Single Storey Industrial Unit with Demised Yard Area to Rear

1,893 SQ FT (175.86 SQ M)

- Located in an Established Industrial Estate
- Recently Refurbished
- Close Proximity to Junction 21 of the M6 Motorway



LOCATION

The unit is situated on Aston Court with direct access from 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.

Aston Court is an established industrial estate situated approximately 2 miles north east of Warrington Town Centre.

DESCRIPTION

Unit is of steel portal frame construction with brick and blockwork elevations beneath a pitched roof. Internally the unit is split into two interconnected warehouse units with a WC facility to the front of the unit.

Access from the front is via a personnel door behind a secure roller shutter with a separate loading bay to the rear of the property behind a secure up-and-over loading door. To the rear the property benefits from approximately 5 demised car parking spaces along with a shared yard area. Mains services to the unit include three phase electric, water and drainage.

ACCOMMODATION

As measured in accordance with the RICS Property Measurement (2nd Edition) the approximately GIA is as follows:

Industrial Unit 1,893 sq ft/175.86 sq m

ASKING RENTAL

The unit is available on terms to be agreed at a rental of £12,500 per annum.

VAT

VAT is applicable on this property.

TENURE

Leasehold.

BUSINESS RATES

2017 Rateable Value: £8,900

2018/19 Multiplier: 0.48

Rates Payable: £4,272*

*Qualifies for Small Business Rates Exemption

EPC

EPC Rating C (72). A copy of the EPC is available on request.

VIEWING & FURTHER INFO

If you would like to view this property or would like further information please contact the Sole Agents:

Agent: Robert Gann

Roger Hannah & Co.

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Email: robertgann@roger-hannah.co.uk

DATE OF PREPARATION

12/02/2019