



TO LET

**UNIT 14 Tanning Court, Howley
Warrington WA1 2HF**

2019 sq.ft (187.60 sq.m)

LOCATION

Tanning Court is situated in Howley one of Warrington's long established commercial locations. Warrington town centre is only half a mile away and the estate is less than four miles from junction 21 of the M6 and three miles from junction 9 of the M62.

DESCRIPTION

The unit is of steel portal frame with brick elevations and a tiled pitched roof over. The unit is one of ten units in the same block. The workshop is accessible from the loading & parking area.

ACCOMMODATION

The unit extends to 2019 sq.ft (187.60 sq.m) plus incl mezzanine or thereabouts and consists of workshop, offices and WC facilities.

**Environment & Regeneration (Property & Estates),
New Town House, Buttermarket Street, Warrington WA1 2HN**

01925 442854



LEASE TERMS

The property is available to let for a term to be agreed on a full repairing and insuring lease. A service charge is payable in respect of the upkeep of the common areas on the estate

RENT

Offers in the region of £11,000 per annum exclusive of rates and all other outgoings are invited

VAT

All sums and figures are exclusive of but may be liable to the payment of VAT.

PLANNING

The premises currently have consent for uses falling within classes B1 and B8 of the Town & Country Planning (Use Classes) amendment Order 2005. Prospective tenants should satisfy themselves via the local Planning Authority (01925 442819) that their proposed use is permitted

SERVICES

It is understood that mains water, gas, electricity and drainage are available. Interested parties should make their own enquiries with the relevant statutory undertakers and will be responsible for the cost of reconnection where required.

RATES

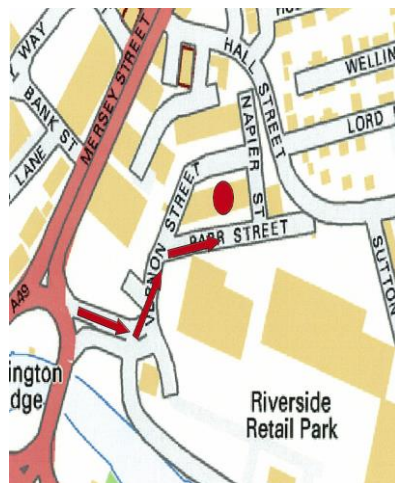
Rateable Value: £12,250 Standard Business Rate Multiplier 2016/17 49.7 pence in £
To clarify the liability for rates, due to small business relief, payable please contact Warrington Borough Council – Non Domestic Rates (01925) 443210

LEGAL COSTS

The incoming tenant will be responsible for the Councils reasonable legal and surveyor's fees in any letting

VIEWING AND INFORMATION

Telephone: Ian Langton (01925) 442854
Email: propertyservices@warrington.gov.uk



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MISREPRESENTATION

Warrington Borough Council gives notice that these particulars are prepared for the convenience of a prospective tenant and none of the statements contained herein are to be relied upon as statements or representations of fact and any omission or mis-description shall not annul the sale/letting on the grounds upon which compensation can be claimed. Any intending tenant must satisfy themselves by inspection or otherwise as to the correctness of the statements and dimensions in these particulars. These particulars do not form part of any contract

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