

TO LET

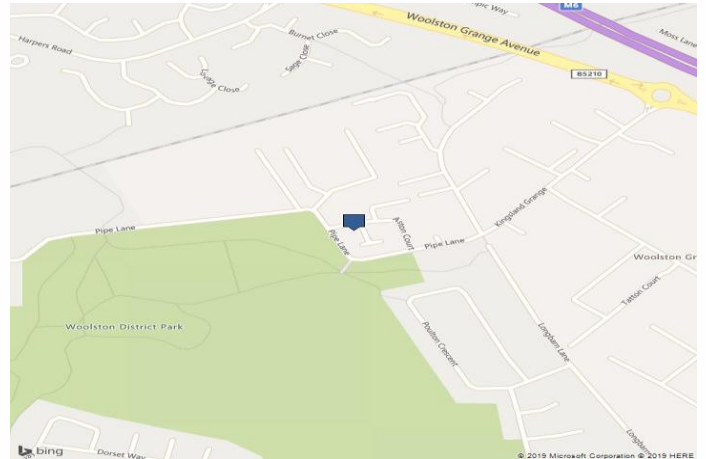


Unit 3, Greys Court, Kingsland Grange, Warrington, WA1 4SH

Workshop/Industrial Unit 940 Sq Ft (87.33 Sq M)

- Open Plan Workshop/Industrial Space
- Situated on an Established Industrial Estate
- 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 on to Kingsland Grange which branches on to 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 two miles north east of Warrington Town Centre.

Description

The property comprises a single storey mid-terrace industrial unit of steel frame construction with brick and block work elevations under a sloping roof, incorporating translucent roof panels. Internally the unit benefits from an open plan workshop/storage area with WC and kitchennette facilities to the front. Internal specifications include fluorescent strip lighting, painted walls and a painted hard floor surface. Access into the unit is via an electric up-and-over loading bay door as well as a separate personnel entrance by the side. Externally there are approximately two demised car parking spaces to the front of the unit.

Mains services include three phase electric, water and drainage.

Accommodation

Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:

Total Ground Floor 940 sq ft / 87.33 sq m

Asking Rent

Available by way of a new full repairing and insuring

lease at an initial rental of £6,000 per annum plus VAT.

Business Rates

Rateable Value: £5,500

Multiplier (2019/2020): 49.1p

Rates Payable: £2,700.50*

*Qualifies for Small Business Rates Exemption

EPC

D (97). . A copy of the EPC is available on request.

VAT

VAT is applicable on this property.

Legal Costs

A contribution towards the Landlord's legal fees applies. This is fixed at £250.00 plus VAT.

Viewing & Further Information

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

Roger Hannah

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Date of Preparation

17 September 2019