



Unit 1 Clegge Street Workshops, Warrington, WA2 7AT

Storage Unit

Summary

Tenure	To Let
Available Size	1,089 sq ft / 101.17 sq m
Rent	£950 per month
Service Charge	N/A
Rates Payable	£2,320.35 per annum
Rateable Value	£4,650
EPC Rating	G (251)

Key Points

- Recently Refurbished Unit
- Sought After Location
- Gates Locked Outside of Working hours
- 9.15 Meters by 10.15 Meters
- 3 Year Lease
- Self-Contained
- Roller Shutter Frontage

Location

The workshop units are located in a residential area close to Warrington Town Centre, with access via an alley between two houses from Clegg Street.

Access to the M62 Junction 9 is 2 miles to the north via the A49 - Winwick Road, which in turn leads to the M6 Junction 21A at the Croft Interchange, approximately 4 miles from the subject property.

The access is not suitable for large HGVs, but is accessible for smaller vans and cars.

Description

We are delighted to bring to market for rent, a recently refurbished storage unit located 1.5 miles outside of Warrington Town Centre.

All units within this established trading centre underwent full refurbishment 3 years ago including new roofs, cladding and roller shutters installed.

Inside the unit provides an open plan area with kitchen and W/C facilities.

This unit comes with 1 parking space which is non-negotiable and the front yard area is preferred to be kept open due to the limited space for cars/vans.

Located at both entrances are gates which are fob activated which remain open during the working hours and are closed at the end of each working day. CCTV is installed on each unit and at both entrances heightening the security of the lot.

Property Highlights / Amenities

- Parking ratio: 1 Space per Unit

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,089	101.17
Total	1,089	101.17

Lease Terms

A new lease direct from the Landlord for a minimum 3 year term.

Rental

£11,400 per annum.

All units pay a £25 plus VAT (if not VAT registered) per month contribution for the communal maintenance and upkeep and a £120 per annum contribution to the building insurance.

Water rates are to be paid direct to Water Plus, costs vary on the size of each unit. Quotes are obtainable at the tenants own disposal. Each tenant is also liable for their own contents insurance.

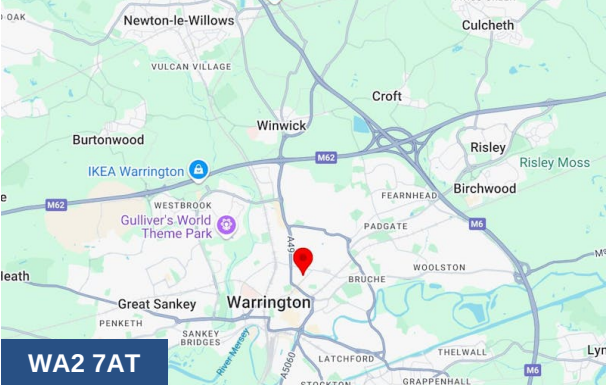
Services

Mains electricity, water and drainage are connected.

Each unit is individually metered for electricity and water at the costs of the individual usage.

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information



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