

**Holmesfield Road, Warrington, WA1 2DS**

Detached Warehouse Unit

Summary

Tenure	To Let
Available Size	16,014 sq ft / 1,487.75 sq m
Rent	£80,000 per annum
Rates Payable	£23,448.75 per annum
Rateable Value	£42,250
EPC Rating	Upon enquiry

Key Points

- Large Open Plan Showroom
- Multiple Offices
- Parking to Front
- Substantial Warehouse
- Mezzanine Already in Situ
- Variety of Uses Available
- May Sell
- Central Eaves 6.5m Height

Location

The property is situated at the junction of Holmesfield Road and Farrell Street, which is one of the principle routes to and from Warrington Town Centre and the property is clearly visible to this considerable passing traffic.

Surrounding property in this popular commercial location includes; retail, warehousing and general industrial uses. Notable occupiers include Travis Perkins, County Electrical Wholesalers and Virgin Media.

Motorway access is convenient, via the M6 junction 21, which is 3 miles to the east via the A57 Manchester Road.

Description

We are delighted to bring to the market a rarely available warehouse/showroom premises with mezzanine level already in situ. This detached unit is constructed of a steel portal frame, enabling it to be completely open plan with uninterrupted floor space internally. Albeit currently it is arranged with front offices/showroom, with racking and mezzanine facilities included.

Externally the property benefits from a large front yard/car park, that has direct access onto Holmesfield Road.

Our instructions are to seek a long term tenant, however, our client may be amenable to a sale of their long leasehold interest.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground	11,810	1,097.18
Mezzanine	4,204	390.56
Total	16,014	1,487.74

Lease Terms

Available by way of a new tenants full repairing and insuring lease for a minimum 5 year term, incorporating periodic upward only rent reviews.

Rent

The quoting rent is just £80,000 per annum.

This rent equates to only £5 psf including mezzanine.

Business Rates

Rateable Value: £42,250.

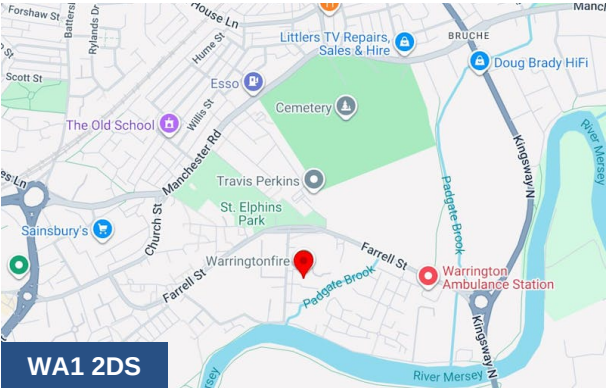
Rates Payable: £23,237.50.

Services

Electricity, water and drainage are connected.

VAT

We are advised that VAT is not applicable to the above rental or sale price.



Viewing & Further Information



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