

INDUSTRIAL PREMISES: ATHERTONS QUAY OLD LIVERPOOL ROAD WARRINGTON WA5 1AH

TO LET

QUALITY WAREHOUSE UNIT

11,404 sq ft
(1,059 sq m)



Key Benefits

- Modern unit built 2012
- Good Yard Area
- 6.4 Metre Height
- Ability to Provide Bespoke Office Fit Out

Roberts
VainWilshaw

CHARTERED
SURVEYORS

LOCATION

The premises form part of the Warrington Fabrication site in Warrington located close to the intersection of the A57 and A5061 at Athertons Quay. Both the M6 and M62 motorways are within a 10 minute drive and Warrington Bank Quay Station is located close by.

DESCRIPTION

A modern single storey warehouse / industrial building of steel portal frame construction comprising the following:

- 6.4 metre height
- Sodium lighting
- Secure self contained yard
- Ability to have bespoke office provided
- Three phase power
- 6 loading doors

ACCOMMODATION

The property comprises the following approximate areas measured in accordance with the IPM53 measurement standard:-

AREA	Size (SQ M)	Size (SQ FT)
Ground Floor	11,404	1,059.46
TOTAL	11,404	1,059.46

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £51,320 per annum exclusive.

RATES

The property has not yet been assessed for Rates.

VAT

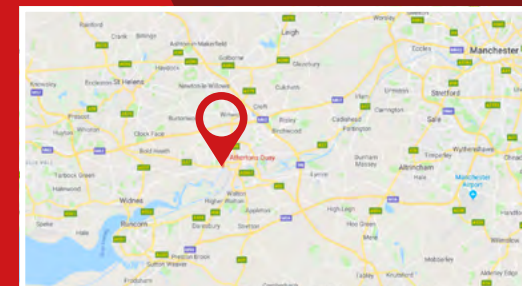
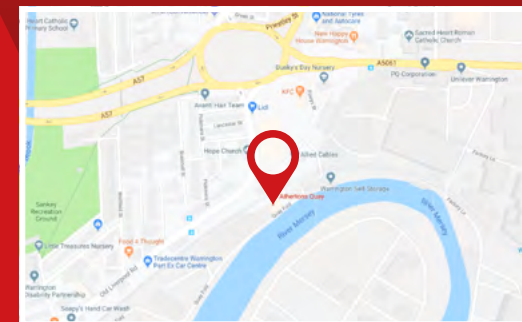
Rents and other outgoings on the property may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

A copy of the EPC Certificate is available on request.



VIEWING

By prior appointment through the agents:

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