

# TO LET

Unit 16 The Wharf Industrial Estate, Warrington, WA1 2HT

- 3003 sq.ft industrial unit
- Situated on the Wharf Industrial estate
- Allocated Car parking
- 0.8 miles from Warrington Town Centre



## LOCATION

The Wharf Industrial Estate is located to the south of the town Centre. The site is 1 mile away from Warrington Central station, which provides direct link to Manchester and Liverpool. The m6 and the M62 are close by.



## DESCRIPTION

- Situated on the Wharf Industrial estate
- Prime industrial estate in Warrington
- Locally managed site
- Roller shutter door
- Allocated car parking
- 0.8 miles to Warrington Town Centre
- Close to amenities

## RENTAL

The premises are available by the way of a new full repairing and insuring Lease for a term from 2 years dependant on operator requirements at a commencing Rental of £21,021 + VAT per annum.

Additionally there is a service charge of £0.35 PSQ + VAT per annum and the building insurance is £0.15 PSQ + VAT per annum.

## LEGAL COSTS

- Each party to pay their own legal costs

## RATES

- Rateable value - £18,750

## ENQUIRIES



Suite 1, Oak Tree Barn, Hatton Lane, Hatton, WA4 4BX



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