

# TO LET

Unit 4, 1 Lilford Street, Warrington, WA5 0LJ

- 1800 SQ.FT industrial unit
- Electric roller shutter door
- 3 phase power supply
- Glass fronted entrance



# PHOTOS



## LOCATION

The property is located on Lilford Street off Bewsey Road approximately ½ mile away from Warrington Town Centre and close to the A49 Winwick Road which gives easy access to both M6 and M62 Motorways.

## DESCRIPTION

- Refurbished industrial unit
- Electric roller shutter door
- Double fronted glass entrance
- On site car parking
- Close to amenities
- 0.3 miles from Warrington Town Centre

## TERM

- 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.

## RENTAL

- £15,000 per annum

## ACCOMMODTION

- 1800 sq.ft

## RATES

- Rateable value - £11,500

## ENQUIRIES



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



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