

Unit 18, Parkdale Industrial Estate, Warrington

TO LET





## LOCATION

The premises are situated 1.4 miles outside of Warrington Town centre and enjoys excellent access to the M6 at Woolston, approximately 3.5 miles away. The site is located 0.6 miles away from National occupiers including Sainsbury's, Argos, ASDA and Screwfix.



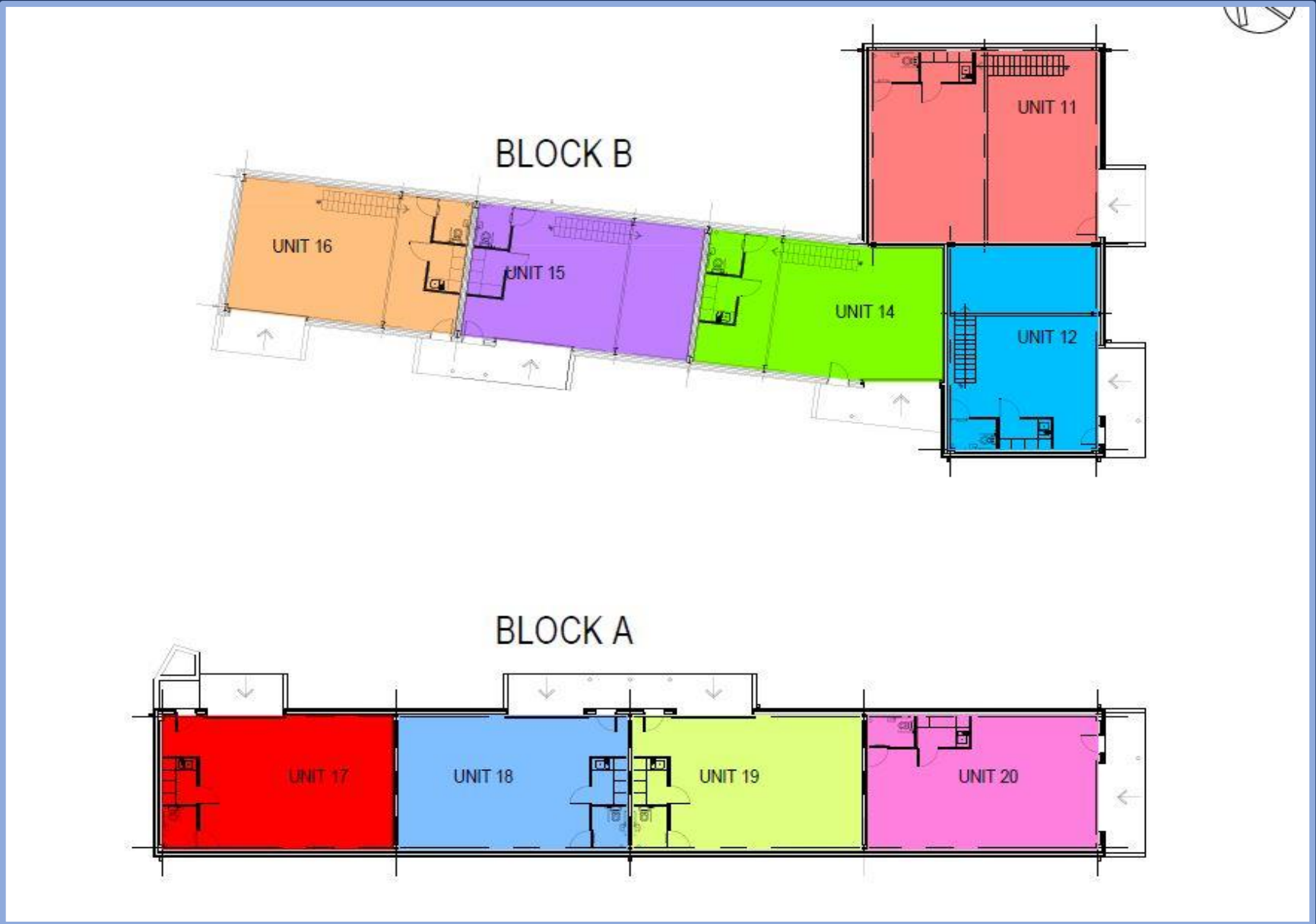
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PHOTOS



SITE PLAN



## DETAILS

### DESCRIPTION

- Prime location in Warrington Town Centre
- Electric roller shutter door
- Accommodation – 800 sq.ft including a mezzanine floor
- Popular industrial location
- Close to amenities

### LEGAL COSTS

- Each party to pay their own legal costs

### TERMS OF LEASE


- The premises is available by way of a new Lease for a term to be agreed from 3 years.

### PRICE


- Rental based on £12 per sq.ft plus VAT

## ENQUIRIES

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

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