TO LET

UNIT 23, THE WHARF INDUSTRIAL ESTATE, WARRINGTON, WA1 2HT

LOCATION

UNIT 23, THE WHARF INDUSTRIAL ESTATE, WARRINGTON, WA1 2HT

LOCATED CLOSE TO THE M6 AND M62 MOTORWAYS, THE ESTATE IS IDEALLY PLACED TO SERVE THE NORTH WEST.

THE ESTATE IS 1 MILE AWAY FROM BOTH WARRINGTON CENTRAL AND BANK QUAY TRAIN STATIONS, WHICH PROVIDE DIRECT LINKS TO MANCHESTER AND LIVERPOOL

DETAILS

UNIT 23, THE WHARF INDUSTRIAL ESTATE, WARRINGTON, WA1 2HT

DESCRIPTION

- PRIME LOCATION ON THE WHARF INDUSTRIAL ESTATE
- PRIME INDUSTRIAL ESTATE IN WARRINGTON TOWN CENTRE
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED – **EXCLUDING ANY USE WITHIN THE MOTOR TRADE**
- ACCOMMODATION – 721 SQ.FT
- LOCALLY MANAGED SITE
- ROLLER SHUTTER DOOR
- ALLOCATED CAR PARKING

TENURE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

SERVICE CHARGE/BUILDINGS INSURANCE

CURRENT YEARS COSTS;

- SERVICE CHARGE – £348.33
- BUILDINGS INSURANCE - £415.74

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

RENTAL

- £12 PER SQ.FT, PER ANNUM (WE UNDERSTAND VAT IS PAYABLE)

ENQURIES

UNIT 23, THE WHARF INDUSTRIAL ESTATE, WARRINGTON, WA1 2HT

SUITE 1, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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