

TO LET

UNIT 3, OLD ROAD BUSINESS PARK, OLD ROAD, WARRINGTON, WA4 1AY



LOCATION



UNIT 3, OLD ROAD BUSINESS PARK, OLD ROAD, WARRINGTON, WA4 1AY

57-59 KNUTSFORD ROAD ENJOYS A PROMINENT POSITION ON ONE OF WARRINGTON'S ESTABLISHED ROUTES, OFFERING EXCELLENT ACCESS TO THE TOWN CENTRE AND SURROUNDING AREAS. THE LOCATION BENEFITS FROM A RANGE OF NEARBY AMENITIES, RETAIL FACILITIES, AND EVERYDAY SERVICES, WHILST WARRINGTON TOWN CENTRE PROVIDES AN EXTENSIVE SELECTION OF SHOPS, RESTAURANTS, CAFÉS, AND LEISURE FACILITIES.

THE PROPERTY IS WELL PLACED FOR ACCESS TO THE REGION'S MAJOR ROAD NETWORKS, WITH THE M6 AND M56 MOTORWAYS WITHIN CONVENIENT REACH, PROVIDING LINKS TO MANCHESTER, LIVERPOOL, CHESTER, AND THE WIDER NORTH WEST.

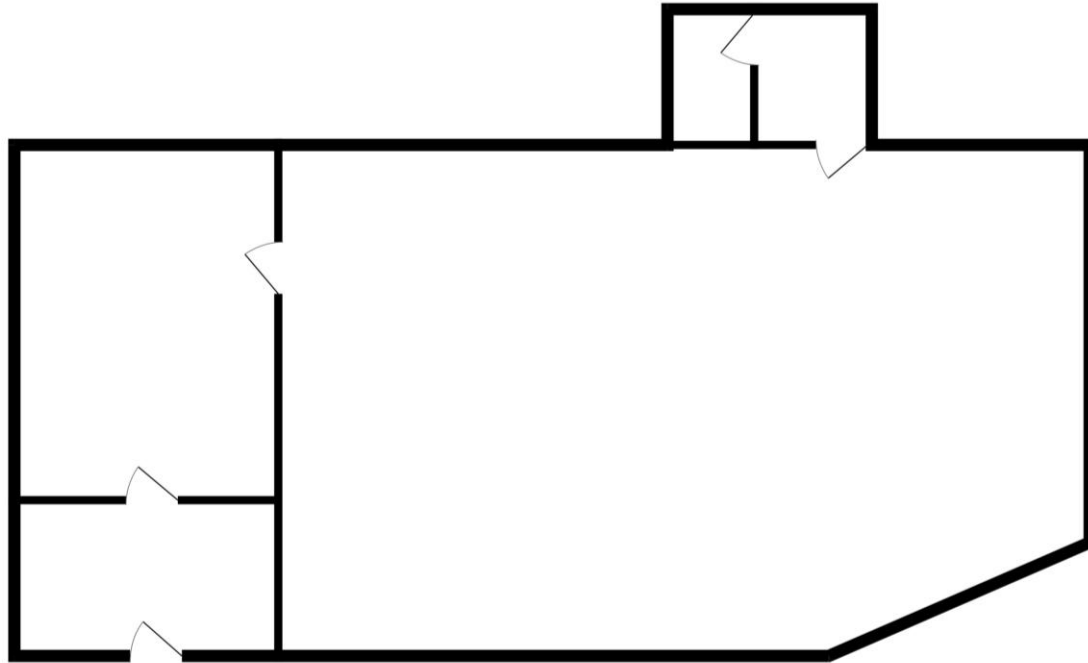
WARRINGTON'S CENTRAL AND BANK QUAY RAILWAY STATIONS ALSO OFFER CONVENIENT CONNECTIONS TO KEY REGIONAL AND NATIONAL DESTINATIONS. COMBINING A PROMINENT ROAD FRONTAGE WITH EXCELLENT CONNECTIVITY AND CLOSE PROXIMITY TO LOCAL AMENITIES, 57-59 KNUTSFORD ROAD PROVIDES A CONVENIENT AND ACCESSIBLE LOCATION FOR A VARIETY OF COMMERCIAL OCCUPIERS



FLOORPLAN



UNIT 3, OLD ROAD BUSINESS PARK, OLD ROAD, WARRINGTON, WA4 1AY



DETAILS



UNIT 3, OLD ROAD BUSINESS PARK, OLD ROAD, WARRINGTON, WA4 1AY

DESCRIPTION

- PROMINENT LOCATION IN WARRINGTON TOWN CENTRE
- UNIT ACCOMMODATION – 1,231 SQ.FT
- 0.15 ACRE YARD/STORAGE AREA
- SUITABLE FOR CAR SALES AND SIMILAR
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

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

RENTAL

- £26,400 PER ANNUM EXCLUSIVE OF VAT

ENQUIRIES



UNIT 3, OLD ROAD BUSINESS PARK, OLD ROAD, WARRINGTON, WA4 1AY

 **SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX**

 **JORDAN@READPROPERTY.INFO**

 **WWW.READPROPERTIES.CO.UK**

 **01925 213987**



zoopla

