

TO LET

UNIT 5, GUARDIAN STREET INDUSTRIAL ESTATE, WARRINGTON, WA5 1SJ



LOCATION



UNIT 5, GUARDIAN STREET INDUSTRIAL ESTATE, WARRINGTON, WA5 1SJ

UNIT 5 IS SITUATED WITHIN GUARDIAN STREET INDUSTRIAL ESTATE, AN ESTABLISHED AND WELL-LOCATED COMMERCIAL AND INDUSTRIAL AREA OF WARRINGTON. THE LOCATION OFFERS EXCELLENT ACCESS TO WARRINGTON TOWN CENTRE, WITH A WIDE RANGE OF RETAIL, LEISURE, AND EVERYDAY AMENITIES AVAILABLE CLOSE BY. THE ESTATE BENEFITS FROM EXCELLENT ROAD CONNECTIVITY, WITH THE M6 AND M62 MOTORWAYS WITHIN EASY REACH, PROVIDING RAPID LINKS TO MANCHESTER, LIVERPOOL, CHESTER, BIRMINGHAM, AND THE WIDER NORTH WEST.

WARRINGTON'S CENTRAL AND BANK QUAY RAILWAY STATIONS ARE ALSO ACCESSIBLE, PROVIDING REGULAR SERVICES TO MAJOR REGIONAL AND NATIONAL DESTINATIONS. WITH ITS ESTABLISHED INDUSTRIAL SETTING, STRONG TRANSPORT LINKS, AND CLOSE PROXIMITY TO WARRINGTON TOWN CENTRE, UNIT 5 PROVIDES A CONVENIENT AND WELL-CONNECTED LOCATION FOR A VARIETY OF INDUSTRIAL, STORAGE, TRADE, AND COMMERCIAL OCCUPIERS



PHOTOS



UNIT 5, GUARDIAN STREET INDUSTRIAL ESTATE, WARRINGTON, WA5 1SJ

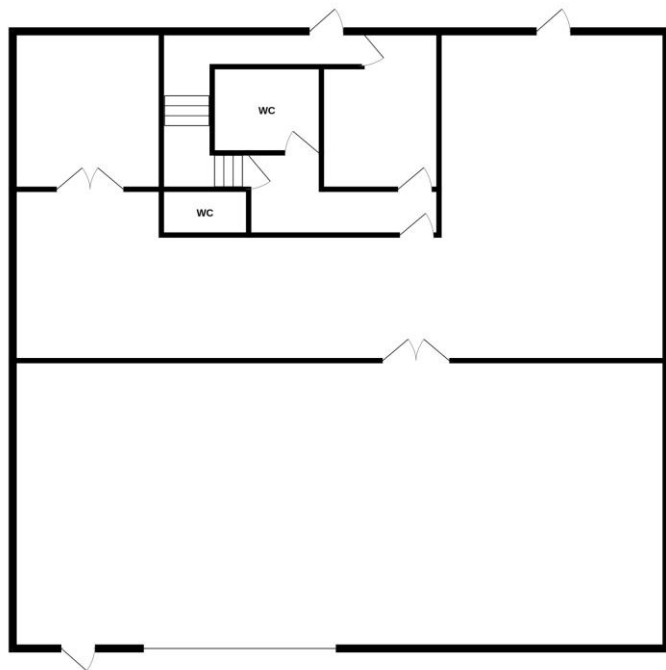


FLOORPLAN

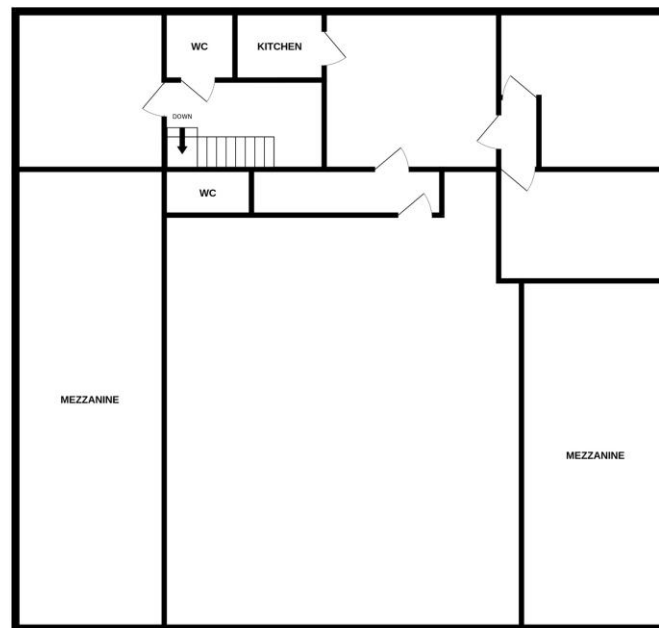


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GROUND FLOOR



1ST FLOOR



DETAILS



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DESCRIPTION

- PROMINENT LOCATION IN WARRINGTON TOWN CENTRE
- GROUND FLOOR ACCOMMODATION – 3,624 SQ.FT
- FIRST FLOOR ACCOMMODATION – 1,068 SQ.FT
- WELL-ESTABLISHED INDUSTRIAL ESTATE
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING
- CLOSE TO AMENITIES
- EXCELLENT TRANSPORT LINKS

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

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

PRICE

- £35,000 PER ANNUM PLUS VAT

ENQUIRIES

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