

to let

Industrial Unit

435.8 m² (4,692 ft²) plus Mezzanine

UNDER OFFER



Unit 5
Guardian Street
Warrington
WA5 1SJ

- Conveniently Located Industrial Estate
- Generous Car Parking Allocation
- Prominently Positioned Fronting the Estate
- Suitable for Trade Counter STP
- Busy Commercial Area

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on an established estate of units at the Guardian Street entrance to Warrington General Hospital.

The property is situated overlooking Guardian Street at the front of the Estate and benefits from a degree of prominence to passing traffic to and from Warrington Hospital.

Description

The property comprises a substantially constructed semi detached industrial unit, with dedicated car parking to the front and open yard to the rear.

The property is constructed of a steel portal frame with brick and clad elevations. Internally there is a large workspace with roller shutter door, 2 mezzanine stores and to the front is a customer entrance with light and airy offices above.

The property would lend itself well to a variety of industrial based trades and was until recently an established wood working and joinery workshop.

Accommodation

Gross Internal Area

Ground	336.7 m ²	3,624 ft ²
First	99.1 m ²	1,068 ft ²
Total	435.8 m²	4,692 ft²
Mezzanine	113.9 m ²	1,226 ft ²

Services

All mains services are connected.

Rates

Rateable Value: £25,200.

Rates Payable 2023/24: £12,574.

Tenants who qualify should be able to claim Small Business Rate Relief, meaning the above payable figure should reduce.

Lease Terms

The property is available by way of a full repairing and insuring lease for a 3 or 5 year term.

Rental

£35,000 per annum plus VAT.

VAT

We are advised that VAT is applicable to this property.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates RBates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC-D



E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.