

# to let

Large Industrial Unit

2,666 m<sup>2</sup> (28,700 ft<sup>2</sup>)



Unit 5 Causeway Park  
Central Road  
Warrington  
WA4 6RF

- South Warrington Location
- Established Industrial Estate
- Open Plan
- Includes Two Storey Office/Amenity Block

MORGANWILLIAMS.com

**01925 414909**

## Location

The property is situated just off the A49 Wilderspool Causeway, immediately to the south of Warrington Town Centre.

The property is situated along Central Avenue, off the A49 to the rear of the Esso Petrol Filling Station, which contains a Spar Convenience Store and Greggs Bakery.

## Description

A substantial open plan industrial unit offered by way of sub lease and available for upto 4 years until March 2025.

The unit is formed by two main bays and is constructed of a steel truss frame with northern facing roof lights, which provide excellent natural light.

Internally the unit comprises open plan workspace together with a two storey office/amenity block in the front corner with external personnel access.

Externally there is communal estate parking and loading access is via 2 roller shutter doors in the front and side elevations.

The property is well positioned within this long established industrial estate, that is conveniently located south of the town centre and just off the A49 Wilderspool Causeway.

## Accommodation

Gross Internal Area

<b>Total</b>	<b>2,666 m<sup>2</sup></b>	<b>28,700 ft<sup>2</sup></b>
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## Services

Mains electricity, water and drainage are connected.

## Rates

The current Rateable Value incorporates other premises.

We estimate the Rateable Value for this property to be approximately £50,651 (we have estimated this on a pro-rata basis). This would produce a rates payable for 2020/21 of £25,528.

## Lease Terms

The property is available by way of the sub-letting of our Client's existing lease for a term of up to 4 years, on a full repairing and insuring basis.

## Rental

The current passing rent is £105,000 per annum exclusive of VAT.

## VAT

The above rental is quoted exclusive of VAT, should it be applicable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

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

Rob Bates [RBates@morganwilliams.com](mailto:RBates@morganwilliams.com)

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC - Available on Request**

## E&OE

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