

# to let

Business Unit

106.6 m<sup>2</sup> (1,147 ft<sup>2</sup>)



Unit 7B  
Glaziers Lane  
Culcheth  
Warrington  
WA3 4AH

- Close to M6 and M62 Motorways
- Previously used as Modelling Agency & Shoe Shop.
- First Floor Unit

MORGANWILLIAMS.com

**01925 414909**

## Location

The site has good parking and access to the Motorway Network is excellent with Junction 11 of the M62 within approximately 2 1/2 miles and junction 22 of the M6 within 2 miles.

Culcheth lies between Warrington and Leigh and the convenient Motorway access allows good communications with Manchester and Liverpool.

## Description

A second floor business space with shared wc and entrance door/hall to the ground floor. The unit is open plan with a small separate office and has previously be used as a shop and a photography studio.

The Warehouse Studio's has a mix of operators already located on the site to include The Dress Studio and Black Sheep Wools.

## Accommodation

Net Internal Area

First	106.6 m <sup>2</sup>	1,142 ft <sup>2</sup>
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There is a low ceiling area of 11.2 m<sup>2</sup> (121 ft<sup>2</sup>)

## Services

Electricity, air conditioning and water are connected.

## Rates

The unit will be eligible for small business rates relief.

## Lease Terms

This unit is available by way of a new full repairing and insuring lease for a minimum of 2 years.

## Rental & Service Charge

Commencing rental of £9,000 per annum plus VAT.

A service charge is to be levied to cover the cost of maintenance and upkeep of the communal areas in the sum of £100 plus VAT pcm.

## 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.

Joshua Morgan

JSMorgan@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.

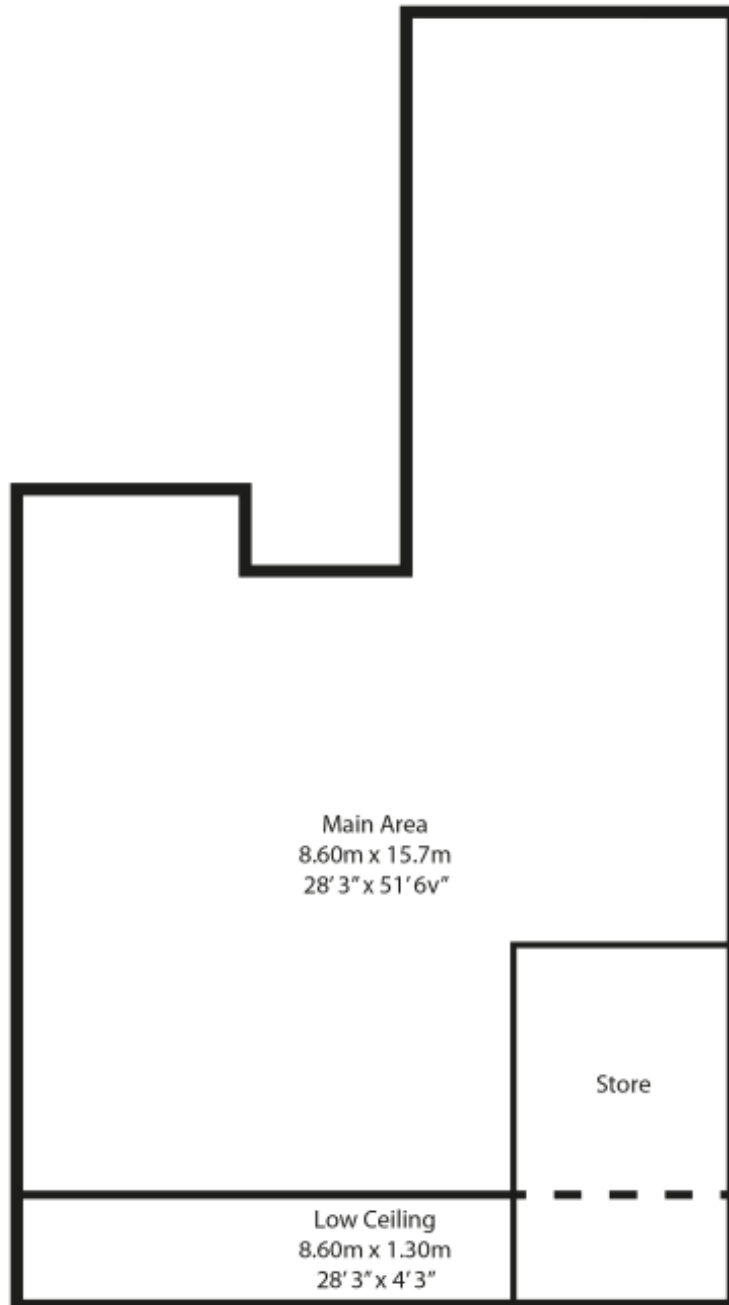


**PLEASE NOTE: The photos on this brochure do not reflect the current condition of the unit, they were taken prior to the previous tenants occupation. The suite is due to be refurbished.**



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