

to let

Newly Formed Business Unit

173.7 m² (1,870 ft²)



UNDER OFFER

Unit 2

Rixton Industrial Estate

Moss Side Lane

Rixton

Warrington

WA3 6HQ

- Rural Location
- Never Been Occupied
- Concrete Floor
- Brand New WC
- Parking to Front

MORGANWILLIAMS.com

01925 414909

Location

The unit is situated in a pleasant rural location, along Moss Side Lane in the village of Rixton, where surrounding properties are predominantly farms and residential homes.

Rixton is close to Hollins Green, which runs along the A57, which in turn connects the M6 Motorway and the nearby town of Irlam and Manchester beyond.

Description

We are delighted to offer for rent a light industrial/warehouse unit that have been newly formed from agricultural buildings.

Unit 2 is centrally situated within a terrace of 4.

The unit has never before been occupied and has been remodelled to a high standard by our Client.

The unit offers a rare opportunity to combine industrial space within a pleasant rural environment.

The site is gated at the front and parking is provided to the front of the unit.

The unit is open plan internally and benefits from a new WC facility and electrically operated roller shutter loading door.

Accommodation

Gross Internal Area

Unit 2	173.7 m ²	1,870 ft ²
--------	----------------------	-----------------------

Services

Mains electricity and water are connected.

Rates

The Rateable Value is currently being assessed and we expect the rates payable to be zero for qualifying small businesses.

Lease Terms

Available for a flexible term on a tenants Full Repairing and Insuring basis.

Deposit

A 3 month rental deposit is required.

Rental

£10,800 per annum plus VAT.

Estate Charge & Buildings Insurance

A current estate charge of £1,200 per annum plus VAT is levied for communal areas and buildings insurance is also re-charged.

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 Score Band - To be Assessed

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.



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.