

to let

Industrial Unit

223 m<sup>2</sup> (2,400 ft<sup>2</sup>)



Unit 4  
Gatewath Industrial Estate  
Warrington  
WA5 1DD

- Currently Zero Rates for Small Businesses
- VAT Not Currently Applicable
- Rent Only £6 per ft<sup>2</sup>
- Parking to Front
- Good Quality Offices Included

MORGANWILLIAMS.com

01925 414909

## Location

Located approximately 1½ miles west of Warrington Town Centre on the Gatewarth Industrial Estate just off Old Liverpool Road.

The property enjoys good access onto the main A57 and the Regional Motorway Network.

## Description

We are pleased to offer for rent a good quality mid-terraced industrial unit, that is situated within a well-regarded estate.

Internally the accommodation comprises workspace and offices together with good quality kitchen and wc facilities.

Externally there is communal parking to the front.

There is a roller shutter loading door and personnel access door to the front elevation.

Gatewarth is an established industrial location with neighbouring occupiers such as Huws Gray Builders Merchants.

The unit is available from 19th November 2021.

## Accommodation

Gross Internal Area

<b>Total</b>	<b>223 m<sup>2</sup></b>	<b>2,400 ft<sup>2</sup></b>
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## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £10,250.

Small Business Payable: Zero.

Non-Small Business Rates Payable 2021/22: £5,115.

We understand the Small Business Rate relief will be reviewed on the 1st April 2022 and the current situation may be subject to change.

## Lease Terms

The unit is available for a minimum 3 year term on a tenants full repairing and insuring basis.

## Rental

£14,400 per annum (£6 psf).

## Service Charge & Insurance

Currently £660 per annum approx.

## VAT

We are advised that VAT is not currently applicable to the above rent and service charge payments.

## Legal Costs

The ingoing tenant will be responsible for a contribution of £1,250 plus VAT towards the Landlord's legal costs.

## Contact

For further information or to arrange a viewing please contact Rob Bates 01925 414909 (rbates@morganwilliams.com)

For details of other properties, our website address is

**SUBJECT TO CONTRACT**

**EPC - Available on Request**

### 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.