

to let

High Profile Business Unit

286 m² (3,079 ft²)



Unit 3
Portland Trade Park
Buckley Street
Warrington
WA2 7NS

- Next to Halliwell Jones Stadium & Tesco
- Good Access to Main A49 & M62/M6
- High Office Content
- Potential for Showroom/Trade Counter
- Visible Corner Position

MORGANWILLIAMS.com

01925 414909

Location

Portland Trade Park is a recently constructed modern commercial estate that comprises; Children's Play Centre, Carpet Warehouse and Cycle retailer.

The property is located in a busy commercial area next to the Halliwell Jones Stadium and Tesco Extra Store, within walking distance of the Town Centre amenities.

The property enjoys good access onto the main A49 Winwick Road, which links directly with the M62/M6 Interchange 2 miles north.

Description

We are delighted to offer for rent an extremely rare opportunity to acquire one of the Portland Trade Park units. The current occupiers are all well-established and unit 3 has only become available due to a change in ownership.

Unit 3 occupies one of the best positions on the park as it benefits from being on the corner of Dallam Lane and Buckley Street, giving an occupier prominence and advertising potential.

Internally the unit has a high office content, which could be remodelled to suite an occupiers requirements. The overall specification and finish is to a very high standard.

The unit is constructed of a steel portal frame with insulated profile steel cladding and a solid concrete floor. The main internal eaves height is approximately 6 m, although a mezzanine level is installed.

The unit has an electric loading door, 4 m wide x 4 m high, with a double-glazed inner entrance door for customer access.

The Park is arranged around a courtyard setting where 5 parking spaces are allocated to Unit 3.

Accommodation

Gross Internal Area

Total	286 m²	3,079 ft²
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Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £8,700.

Small Business Rates Payable 2022/23: Zero.

Non-Small Business Rates Payable 2022/23: £4,341.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a 5 year term, including upward only rent review at the end of year 3.

Rental

£25,000 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.

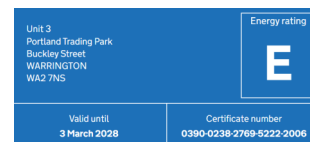
Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band E



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- 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.



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