

to let

Ultra Modern Unit with Compound

183.2 m² (1,972 ft²)



Unit 8
20 Beatrice Street
Latchford
Warrington
WA4 1DR

- South Warrington Location
- Ultra Modern Specification
- Private Gated Entrance
- Secure Front Compound
- Just off Knutsford Road

MORGANWILLIAMS.com

01925 414909

Location

The unit is situated on Beatrice Street, just off the A5061 Knutsford Road, half a mile to the southeast of Warrington town centre and all its amenities.

Knutsford Road leads to Latchford, Grappenhall and Lymm and to the M6/M56 Interchange, which can be reached within 3 miles.

Description

We are delighted to offer for rent an ultra modern small industrial unit, that is unexpectedly back on the market.

The unit forms part of a newly formed terrace of 9, where unit 8 has its own self contained entrance and compound, making it totally self-contained.

The unit frontage is modern brickwork, with grey cladding to the rear and side and comprises an open workspace, fitted roller shutter and wc facility.

To the front is an enclosed compound for external storage and parking.

Accommodation

Gross Internal Area

Total	183.2 m²	1,972 ft²
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Services

Mains electricity, water and drainage are connected.

Rates

Awaiting assessment.

Lease Terms

The unit is available by way of new full repairing and insuring lease, for a minimum 3 year term, incorporating periodic upward only rent reviews.

Rental

£20,000 per annum exclusive.

VAT

The property is not currently elected for VAT.

Use

Preference will be given to established businesses with trade based uses. Gyms, motor vehicle and new start businesses will not be given consideration, unless under exceptional circumstances.

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 - D

Information not provided by the user UNIT 8 20 Beatrice Street Latchford WARRINGTON WA4 1DR	Energy rating D
Valid until 6 April 2032	Certificate number 5446-9657-7348-5704-4451

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.



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