

to let

Business Unit with Large Yard

253.4 m² (2,727 ft²)



UNDER OFFER

Unit 12/1 Palatine Industrial Estate
Causeway Avenue
Warrington
WA4 6QQ

- Gated Yard/Parking for up to 12 Cars
- High Office Content
- Well Regarded Estate
- Close to Town Centre
- C rated EPC

MORGANWILLIAMS.com

01925 414909

Location

Palatine Industrial Estate is located along Causeway Avenue and the unit is situated close to the entrance on the right hand side. Causeway Avenue connects with the A49 Wilderspool Causeway, approximately half a mile from Warrington Town Centre.

The M56 motorway is approximately 5 miles south and the M62 is approximately 6 miles north of the property.

Description

We are delighted to bring to the rental market an end terrace business unit, with large yard/car park to the front and side.

Internally, the main eaves height is 3.6m and the accommodation includes a variety of different sized rooms and offices beyond the main entrance area, where wc and kitchen facilities are provided.

Externally there is a large car park and loading area to the front, that will be fenced and gated into a secure compound.

Palatine Industrial Estate is a popular business location that contains a variety of commercial businesses.

Accommodation

Gross Internal Area

Ground	200.6 m ²	2,159 ft ²
First	52.8 m ²	568 ft ²
Total	253.4 m²	2,727 ft²

Services

Mains electricity, water and drainage are connected.

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.

Rates

Rateable Value: £12,750.

Non-Small Business Rates Payable 2023/24: £6,362.

Qualifying small businesses should receive some exemptions from business rates at the present time. However, this is under review.

Lease Terms & Rental

The property is available on a new Tenants Full Repairing and Insuring Lease for a flexible term, incorporating periodic upward only rent reviews, at a commencing rent of £20,000 per annum.

VAT

We are advised that VAT is not currently applicable to the rental price quoted above.

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.

Rob Bates rbates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Rating - C

Unit 12-1 Palatine Industrial Estate Causeway Avenue Warrington WA4 6QQ	Energy rating C
Valid until 5 March 2033	Certificate number 3502-1803-7620-8117-9526