

to let

Spacious Warehouse Unit

318.4 m² (3,426 ft²)



Unit 1
Tanning Court
Warrington
WA1 2HF

- Superb Warehouse Unit
- Close to Town Centre
- Adjacent to Popular Riverside Retail Park
- 5M Eaves
- Large Roller Shutter

MORGANWILLIAMS.com

01925 414909

Location

Tanning Court is located on Vernon Street, close to Mersey Street and within the two minutes walk of Warrington Town Centre. The access to Tanning Court is off Bridgefoot roundabout sharing the same entrance as the popular Riverside Retail Park.

Description

The property is of traditional portal frame and brick construction with internal blockwork facing walls, solid painted floor under a pitched roof system. The unit comprises of a large open plan warehouse with a 5 metre eaves height and a large electronically operated roller shutter door leading out on to Vernon Street, with a fenced yard area at the front. Additional office/storage space, kitchen, toilet facilities and a reception are located at the rear of the building, where a staircase leads to first floor offices comprising electric heaters and toilets.

The property has a three phase electricity supply and has a large industrial blower heater servicing the main warehouse.

Accommodation

Gross Internal Area

Ground	248.65 m ²	2,676 ft ²
First	69.71 m ²	750 ft ²
Total	318.36 m²	3,426 ft²

Services

Mains electricity, water, gas and drainage are connected.

Rates

Rateable Value: £17,250.

Business Rates Payable 2023/24: £8,607.

Lease Terms & Rental

The property is available on a new full repairing and insuring Lease for a minimum term of 3 years, incorporating periodic rent review at a commencing rental of £25,000 per annum.

A service charge towards estate management will be payable by the ingoing tenant

VAT

We are advised that VAT is not currently applicable on the property.

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.

Ian Scott iscott@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band D



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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