

to let

Small Storage Unit

39 m² (420 ft²)



Unit 9F

Centre 21

Bridge Lane

Woolston

WA1 4AW

- Secure Unit
- Ground Floor Only
- Double Doors
- Small Front Forecourt

MORGANWILLIAMS.com

01925 414909

Location

Centre 21 is located down Bridge Lane, which is just off the main A57 Manchester Road in Woolston, half a mile from Junction 21 of the M6 giving excellent access to the motorway network.

Warrington Town Centre is 3 miles to the west.

Description

A rare opportunity to acquire a small storage unit, on a new Lease direct from the Landlord.

Internally the unit is completely open plan, to maximize its storage capacity.

Loading is via double doors to the front.

There is a courtyard frontage and communal parking within the estate.

The unit would suit a variety of operations, although it is most suited for storage purposes.

Accommodation

Gross Internal Area

Total	39 m ²	420 ft ²
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Services

Mains electricity is available.

Rates

We would expect the unit to qualify for full small business rates relief.

Lease Terms

Available by way of a new lease/licence direct from the Landlord for a minimum of 1 year.

Rental

£550 pcm plus VAT.

VAT

We are advised that VAT is applicable to the property.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band TBC

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.