

# to let

Brand New Remodelled Units

From 3,395 ft<sup>2</sup> to 3,721 ft<sup>2</sup>



Units 2, 3 & 4  
Hoyle Street  
Warrington  
WA5 0LP

- New Units
- Gated Development
- Open Plan Workspace
- Brand New Office & Welfare
- Good Parking

**MORGANWILLIAMS**.com

**01925 414909**

## Location

The units are located on Hoyle Street, close to its junction with Lilford Street, within Bewsey Industrial Estate.

The Estate is on the north side of Warrington Town Centre, conveniently located 3 miles from Junction 9 of the M62 Motorway.

Surrounding property is predominately commercial in character, in this well-regarded business location.

## Description

We are delighted to offer for rent 3 no. brand new remodeled units, on behalf of Foden Estates Limited.

Each unit provides

- Open Plan Workspace
- Good Parking
- Private Yard and access to Unit 2
- Gated Site
- New Loading Doors
- DDA Toilet
- Separate Toilet
- Kitchen
- Office Space

These 3 units will be in extremely high demand and we expect them to be pre-let in advance of build completion, which will be by the end of May 2024.

Unit 2 has its own dedicated yard and access, via Bewsey Road and Catherine Street.

## Accommodation

Gross Internal Area

Unit 2	345.7 m <sup>2</sup>	3,721 ft <sup>2</sup>
Unit 3	343.9 m <sup>2</sup>	3,702 ft <sup>2</sup>
Unit 4	315.4 m <sup>2</sup>	3,395 ft <sup>2</sup>

## Services

Mains electricity, water and drainage are connected.

## Rates

To be assessed.

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

## Lease Terms

Available by way of a new tenants full repairing and insuring lease direct from the Landlord, for a minimum of 3 years.

## Rental

Unit 2: £32,000 per annum (£8.60 psf).

Unit 3: £30,000 per annum (£8.10 psf).

Unit 4: £30,000 per annum (£8.84 psf).

## VAT

We are advised that VAT is not currently applicable.

## 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](http://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.



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