



Unit 1, Causeway Park, Warrington, WA4 6RF
Storage Unit with 2 Storey Offices

Summary

Tenure	To Let
Available Size	59,486 sq ft / 5,526.43 sq m
Rates Payable	£101,556 per annum
Rateable Value	£186,000
BER Rating	Upon enquiry

Key Points

- To Let as a Whole
- Low Rent PSF
- Highly Accessible Location
- Large Accessible Roller Shutters on Two Sides
- Short Term Available
- South Warrington Location
- 5m Eaves

Location

The property is situated on Central Avenue, just off the A49 Wilderspool Causeway, immediately to the south of Warrington Town Centre.

The property is clearly visible from the A49 and is set back behind the Esso Petrol Filling Station, which contains a an Asda Convenience Store and Greggs Bakery.

Causeway Park is approximately 500m from Warrington Town Centre and in a strategic position serving the whole North West.

Description

The property comprises a substantial detached storage building with parking areas to the front, side and rear. It benefits from substantial natural light along the northern elevation along Central Avenue.

Internally the unit is predominantly open plan with a two storey office/amenity section at the front. The unit has a unit within extending to approximately 4,600 ft² with its own toilets, offices, kitchen and servicing facilities that could be sublet separately, It is currently incorporated within the main warehouse.

The unit is available as a whole and is capable of satisfying the majority of requirements.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	56,169	5,218.27
1st - Offices/Staff	3,317	308.16
Total	59,486	5,526.43

Services

Mains electricity, water, gas and drainage are connected.

Rates

Whole Building Rateable Value: £186,000.

Lease Terms

Flexible Lease terms are offered, on a Tenants effectively full repairing and insuring basis. All lettings will be excluded from the Landlord and Tenants Act 1954.

A new Lease is available for a term certain of 5 years with the option of a further 2 years, subject to mutual Landlord and Tenant rolling break clauses on the giving of 6 months prior written notice.

Rental

Upon Application.

Service Charge

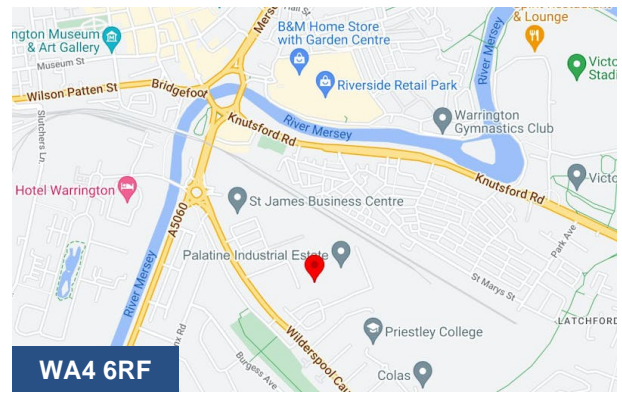
A service charge is payable in respect of the maintenance of the estate's common areas. Details on request.

VAT

The rent will be exclusive of VAT, should it be applicable.

Costs

The ingoing Tenant is to be responsible for the payment of the Landlord's costs in the sum of £2,000 plus VAT.



Viewing & Further Information



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