



## Unit 1B, Palatine Industrial Estate, Warrington, WA4 6QQ

### Storage & Distribution Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	13,434 sq ft / 1,248.06 sq m
<b>Rent</b>	£80,000 per annum
<b>Rates Payable</b>	£16,653 per annum
<b>Rateable Value</b>	£30,500
<b>BER Rating</b>	D

#### Key Points

- 2 Bays
- South Warrington
- Rent under £6 psf
- Open Plan
- Established Industrial Estate
- Immediately Available

## Location

The property is accessed via Central Avenue, which is just before the car wash and petrol filling station, if heading in a southerly direction along the A49 Wilderspool Causeway.

Central 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 pleased to offer for rent this south Warrington storage and distribution unit.

The property comprises two bays of fully open floor space, with a small amenity block to the front left corner.

To the front there are two roller shutter loading doors and two personnel doors.

Access to the unit is via Central Avenue and to the front of the unit is a shared open forecourt and parking area.

The frontage is well presented with modern grey cladding.

It would be ideal for a dual purpose business that had a requirement to store materials separately and this could be facilitated in either of the two bays, however, there is no structural dividing wall in situ.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	13,434	1,248.06
<b>Total</b>	<b>13,434</b>	<b>1,248.06</b>

## Services

Mains electricity, water and drainage are connected.

## Lease Terms

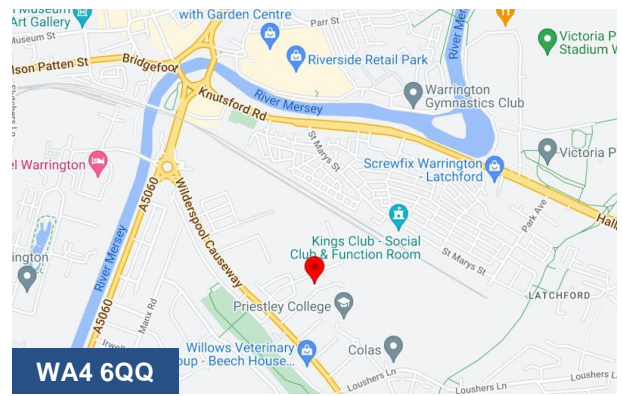
Available by way of new tenants effectively full repairing and insuring Lease direct from the Landlord for a flexible term, incorporating periodic upward only rent reviews.

## Rental

£80,000 per annum plus VAT.

## Legal Costs

Each party are responsible for their own legal costs.



## Viewing & Further Information



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