



9 Bewsey Business Centre, Bewsey Road, Warrington, WA5 0JU
Business Unit

Summary

Tenure	To Let
Available Size	1,076 sq ft / 99.96 sq m
Rent	£14,000 per annum
Rates Payable	£4,740.50 per annum
Rateable Value	£9,500
BER Rating	Upon enquiry

Key Points

- Main Road Frontage
- Suitable for a Variety of Uses
- Ideal for Small Businesses
- Sought after Location
- Good Quality Flexible Unit
- Shared Rear Yard
- Rateable Value below £12,000
- Ideal for Trade Counter

Location

The unit forms part of a small estate, which fronts Bewsey Road close to its junction with Folly Lane and the Mazda car dealership.

The estate mainly lies within a mainly commercial area, close to other business users and the established Bewsey Industrial Estate.

A substantial development has recently been developed to the rear of Bewsey Business Centre.

Description

A mid terraced business unit comprising warehouse, offices, kitchen area and WC, with mezzanine office above.

To the rear is a gated and fenced communal yard for parking.

The unit is constructed of cavity brick elevations with upper profiled pvc clad sections under a mono pitched lined clad roof incorporating 10% translucent roof panels.

The unit has a loading door to the rear elevation accessed directly from the car park/loading area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,076	99.96
Total	1,076	99.96

Services

All mains services are connected, including a 3-phase electricity supply.

Service Charge

A service charge of £1,000 per annum plus VAT is charged for the upkeep of common areas.

Lease Terms

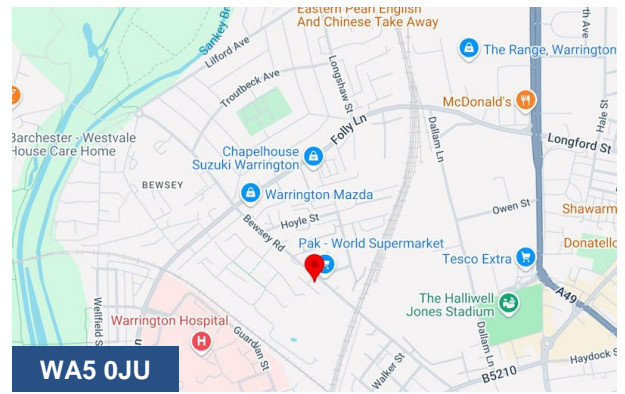
The unit is available on a new Tenant's Full Repairing & Insuring Lease for a flexible term.

Rental

£14,000 per annum plus VAT.

Legal Costs

Each party are to be responsible for their own legal costs.



Viewing & Further Information



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