



Unit 2 Clegge Street Workshops, Warrington, WA2 7AT
 Storage Unit

Summary

Tenure	To Let
Available Size	663 sq ft / 61.59 sq m
Rent	£660 per month
Service Charge	N/A
Rates Payable	£1,501.50 per annum
Rateable Value	£2,750
EPC Rating	G (251)

Key Points

- Recently Refurbished Unit
- Self-Contained
- Roller Shutter Frontage
- 3 Year Lease
- Gated Entrances

Location

The workshop units are located in a residential area close to Warrington Town Centre, with access via an alley between two houses from Clegge Street.

Access to the M62 Junction 9 is 2 miles to the north via the A49 - Winwick Road, which in turn leads to the M6 Junction 21A at the Croft Interchange, approximately 4 miles from the subject property.

The access is not suitable for large HGVs, but is accessible for smaller vans and cars.

Description

We are delighted to bring to market for rent, a recently refurbished storage unit located 1.5 miles outside of Warrington Town Centre.

All units within this established trading centre underwent full refurbishment 3 years ago including new roofs, cladding and roller shutters installed.

Inside the unit provides an open plan area with kitchen and W/C facilities.

This unit comes with 1 parking space which is non-negotiable and the front yard area is preferred to be kept open due to the limited space for cars/vans.

Located at both entrances are gates which are fob activated which remain open during the working hours and are closed at the end of each working day. CCTV is installed on each unit and at both entrances heightening the security of the lot.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	663	61.59
Total	663	61.59

Lease Terms

Available by way of a new tenants lease for a minimum term of 3 years on behalf of the landlord.

Rental

£7,920 per annum.

All units are advised to pay a £25 plus VAT per month contribution for the communal maintenance and upkeep and a £120 per annum contribution to the building insurance.

Water rates are to be paid direct to Water Plus costs vary on the size of each unit. Quotes are obtainable at the tenants own disposal, the tenant is also liable for their own contents insurance.

Services

Mains electricity, water and drainage are connected.

Each unit is responsible for their own water and electric bills at the costs of each individual usage.

Legal Costs

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



Viewing & Further Information



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