



Unit 20, Tanning Court, Warrington, WA1 2HF

Light Industrial Unit with Mezzanine Level

Summary

Tenure	To Let
Available Size	1,601 sq ft / 148.74 sq m
Rent	£13,250 per annum
Rates Payable	£3,642.70 per annum
Rateable Value	£7,300
EPC Rating	C

Key Points

- Available From 01/07/2025
- Behind Riverside Retail Park
- Suitable for Light Industrial/Warehouse Use
- Loading Bay
- Popular Trading Estate
- Good Specification
- Located Close to Town Centre

Location

The property is situated close to the Town Centre just off Mersey Street, (A49) in a small development of modern light industrial/warehouse units.

The development is located to the rear of riverside retail park, which included B&M Home Store and a soon to be built Marks & Spencer's retail warehouse.

Access for service vehicles is taken from Wharf Street which links onto the Bridge Foot Circulatory System. This forms the junction of the A49, A57 & A5060 which lead directly to the Regional Motorway Network, 3 miles south east.

Description

We are delighted to bring the market this modern light industrial with mezzanine level business unit suitable for a various uses.

The unit comprises of office space downstairs with W/C, with a light warehouse which fronts a manual roller shutter, upstairs included the kitchen facilities with storage space suitable for offices or storage.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,056	Available
Mezzanine	545	Available
Total	1,601	

Rates

Rateable Value: £7,300
Business Rates Payable: £3,985
Small businesses may qualify for full business rates exception.

Legal Costs

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

Rental

£13,250 Per Annum exclusive of VAT if applicable.

Lease Terms

Available by way of a new tenants lease for a minimum term of 3 years n a full repairing and insuring lease.

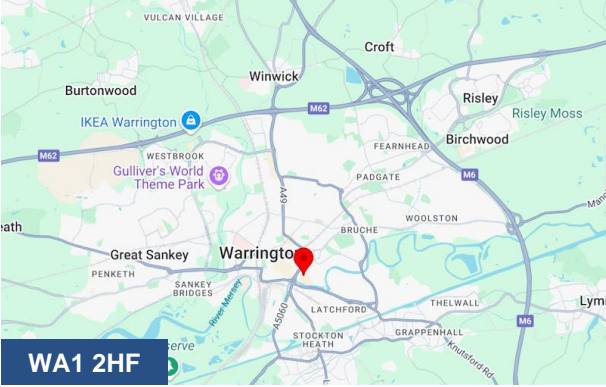
Service Charge

A service charge is applicable towards the upkeep of the estate. For the year end 23/24 the cost was approximately £370.

Insurance

The tenant will be required to pay building insurance to cover back to the landlord.

further details on request.



Viewing & Further Information



Ian Scott
01925 414909
iscott@morganwilliams.com



Alex Perry
01925 414909
aperry@morganwilliams.com

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