



Unit 3, Dover Court, Warrington, WA4 1NW
 Industrial Business Unit

Summary

Tenure	To Let
Available Size	2,369 sq ft / 220.09 sq m
Rent	£24,000 per annum
Rates Payable	£6,112.75 per annum Based upon current rateable value
Rateable Value	£12,250
EPC Rating	Upon enquiry

Key Points

- Popular Industrial Estate
- Multiple Office Spaces
- Good Specification
- Gated Entrance
- End Unit
- Loading to Front
- Suitable for a Variety of Uses
- Self-Contained

Location

The unit available is located in a residential area close to Latchford Village which holds a Coop local, Post office and a Zalos Cafe. Access to the unit is down Dover Court and to the right at the end of a row of semi-detached houses.

Access to the M6 Junction 20 is 4 miles east via the A50 - Knutsford Road with multiple links to Liverpool on the M62 and Manchester through either the M62 or M56.

Access to the unit is suitable for vans and larger cars but the yard space cannot hold multiple HGVs as this is not advised at the premises.

Description

We are delighted to bring to market this modern business unit with mezzanine level which houses warehouse space, a roller shutter frontage and multiple offices within.

The unit comprises of office space across both the floors and WC facilities, with a light warehouse which fronts a roller shutter, upstairs includes multiple office space which can in turn be used for storage if applicable.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building	2,369	220.09
Total	2,369	220.09

Services

Mains electricity, water and drainage are connected.

Rental

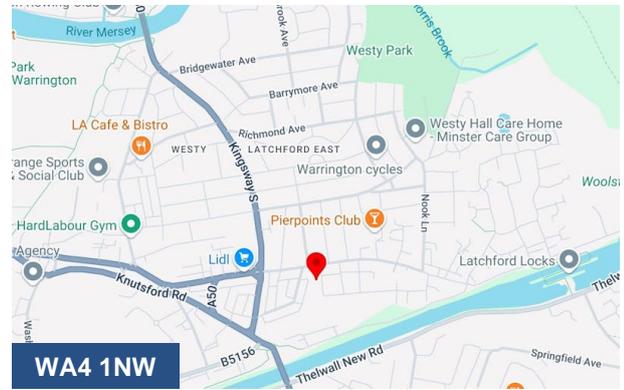
£24,000 per annum

Legal Costs

Each party is responsible for their own legal costs.

Lease Terms

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



Viewing & Further Information



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