



## 8 Bewsey Business Centre, Bewsey Road, Warrington, WA5 0JU

### Business Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,076 sq ft / 99.96 sq m
<b>Rent</b>	£14,000 per annum
<b>Service Charge</b>	£1,000 per annum Plus VAT
<b>Rateable Value</b>	£8,000
<b>EPC Rating</b>	Upon enquiry

#### Key Points

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

Description

A mid terraced business unit comprising warehouse, kitchen area and WC.

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.

Roller shutters at the front and the rear.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	1,076	Available
Total	1,076	

Services

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

Service Charge

£1000 Per Annum plus VAT.

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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