



Unit 3, Clegge Street Workshops, Warrington, WA2 7AT

Storage Unit

Summary

Tenure	To Let
Available Size	663 sq ft / 61.59 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Self-Contained
- Gated Entrances
- 9.2 Meters by 6.7 Meters
- Roller Shutter Frontage
- Recently Refurbished Unit
- Available July 1st

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.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	663	Available
Total	663	

Lease Terms

Available by way of a new tenants lease for a minimum term of 3 years.

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 to be responsible for their own utilities cost which are billed each month based upon individual usage.

Legal Costs

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



Viewing & Further Information



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Drawing Title
Unit 1 Lease plan

Drawing Status

legals

Drawn by
JMR

Date

December 2021

Scale
1:200 @ A3

Job Number

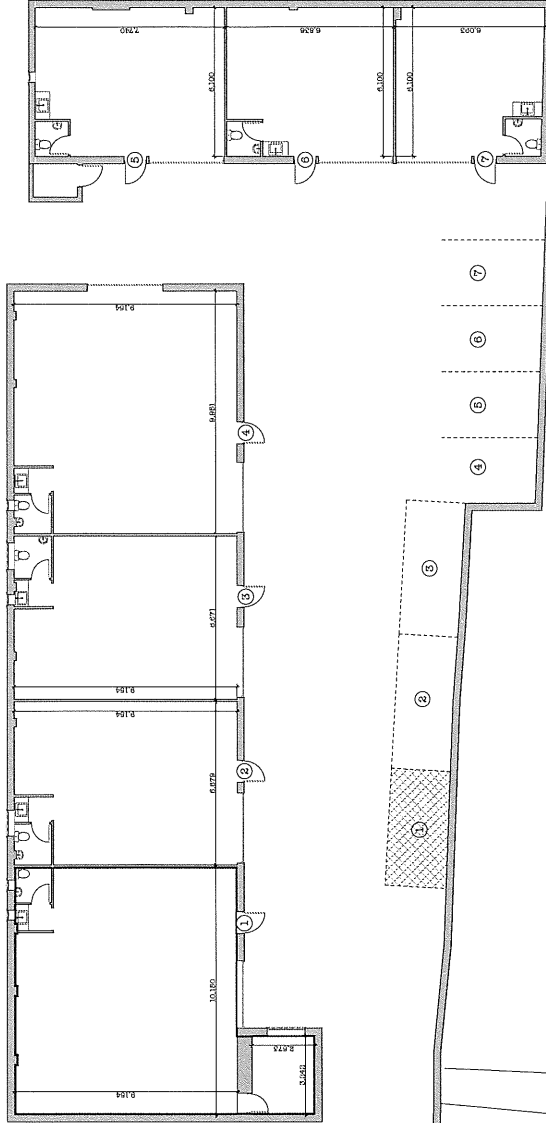
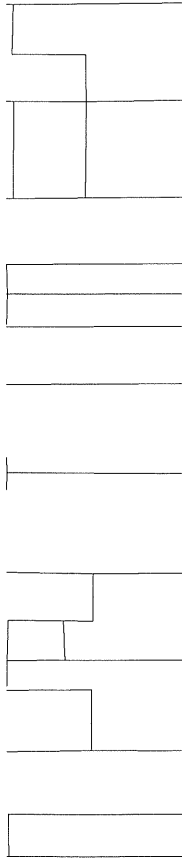
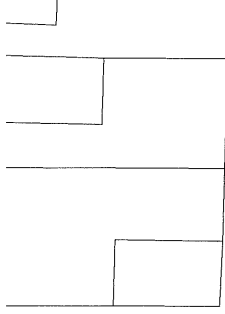
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Drawing Number

A0.1

Revision	Description	Date

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Unit 1

