



Unit 9D, Bank Hall Park, Warrington, WA1 2DG

Unit & Yard

Summary

Tenure	To Let
Available Size	2,874 sq ft / 267 sq m
Rates Payable	£6,105 per annum
Rateable Value	£11,000
EPC Rating	D

Key Points

- Large Yard to Front
- Various Users Available
- Self-Contained
- On-Site Parking
- Roller Shutter
- Rarely Available Unit
- Great Location
- Close to Major Road and Rail Networks

Location

Located on the Wharf Estate at the end of Wharf Street.

The Estate is situated on the south side of the Town Centre and is accessed via the Bridge Foot River Mersey roundabout crossing. It is close to the Riverside Retail Park which is home to a multitude of national business including, B&M Home Stores, McDonalds, Home Bargains and Sports Direct.

Wharf Industrial Estate is located to the south of the town centre. The site is 1 mile away from Warrington Central train station, which provides direct links to Manchester and Liverpool. Both the M6 and M62 motorways are close by, ensuring the site is ideally placed to serve the North West.

Description

We are delighted to bring to market this rarely available large industrial unit located on Wharf Industrial Estate. Turn left after Solus through the gates, follow the road to the end bear right and the unit is on the right.

The estate comprises over 30 light industrial/warehouse units of mixed size, situated within an established location between Howley and the River Mersey.

Unit 9D forms a total of 2874 ft² internally with electric roller shutter frontage and a large yard to the front of the building. Within the unit there are multiple 3-phase electric ports with an industrial grade extraction fan to the front of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Unit	2,874	Available
Total	2,874	

Rental

£26,000 Per Annum

Lease Terms

Flexible terms offered on a tenant full repairing and insuring basis.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

VAT

To be confirmed.

Business Rates

Qualifying businesses will be eligible for a Small Business rates Relief. Enquiries can be made through Warrington Borough Council.



Viewing & Further Information



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