

On the instructions of Menzies Distribution PLC

TO LET

Warehouse Premises
1,139.6 m² (12,267 ft²)



**14 CAMERON COURT
WINWICK QUAY
WARRINGTON
WA2 8RE**

*** Close to Junction 9 of the M62 ***

LOCATION

Cameron Court is situated within the Winwick Quay Business Estate close to Junction 9 of the M62 Motorway, which is approximately 1½ miles from the intersection with the M6.

Winwick Quay is accessed from the A49 at Cromwell Road roundabout, 2 miles north of Warrington Town Centre.

01925 414909

DESCRIPTION

A single-storey warehouse of steel frame construction with profiled clad insulated external elevations and roof. 2 blockwork offices and WC facilities are within the warehouse.

The warehouse has a clear span and an internal height of 4.8 m with loading access from 2 up-and-over doors, each 4.2 m wide.

Externally there are good-sized loading and parking areas.

ACCOMMODATION

We calculate the following Gross Internal Areas in accordance with the RICS Code of Measuring Practice.

1,139.6 m² 12,267 ft²

SERVICES

All mains services are connected. There is a 3-phase electricity supply.

RATES

Rateable Value : £41,000

LEASE TERMS

The premises are available by way of assignment of the existing Full Repairing and Insuring Lease due to expire 23 June 2015. The rent is reviewed at 5-yearly intervals (next review 24 June 2010).

Alternatively a sub-lease for a shorter term will be given consideration.

RENTAL

The passing rent is £49,068 per annum exclusive.

SERVICE CHARGE

To include: - repair and maintenance of common areas of the estate and estate management.

LEGAL COSTS

The ingoing tenant is to be responsible for all legal costs involved in the transaction.

VIEWING

By appointment with Sole Agents : **MORGAN WILLIAMS** : 01925 414909
(Ref: RB)

For details of other properties, our website address is www.morganwilliams.com

Cameron Court 14

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1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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CHARTERED SURVEYORS