

TO LET

**Warehouse Premises
With Yard
High Quality Offices
3,146.5 m² (33,856 ft²)**



**ALBION PARK
WARRINGTON ROAD
GLAZEBURY
WARRINGTON
WA3 5PG**

- * Secure Site With Hardstanding ***
- * Cold Storage Facility if Required ***
- * Further High Quality Offices Available ***

LOCATION

The premises are located off A574 Warrington Road alongside the Manchester railway line. The East Lancashire Road is 1 km to the north, and access to the motorway network is via Junction 9 of the M62.

01925 414909

DESCRIPTION

The property comprises a purpose-built warehouse building together with concrete yard and separate high quality office building where rooms can be included dependant upon requirements.

The warehouse is of steel frame construction with profile steel clad elevations. The offices are within a separate but attached two-storey building with brick elevations, the interior of the offices has been fitted to a high standard.

The eaves height to the warehouse is approximately 4.6 metres. The building is currently fitted out with cold stores and has been used for the preparation and packaging of foodstuffs. There are two steel roller shutter doors to the front elevation and a further loading door to the rear.

ACCOMMODATION

Warehouse:	2,950.3 m ²	31,745 ft ²
Offices:	<u>196.2 m²</u>	<u>2,111 ft²</u>
Total Gross Internal Area:	3,146.5 m²	33,856 ft²

SERVICES

We understand the property has all main services including 3-phase electricity, mains water and drainage. There is gas central heating to the offices.

RATES

Rateable Value : £76,000

Business Rates Payable 2008/09: £35,112

RENT

£120,000 per annum.

TERMS

Available on Tenant's Full Repairing and Insuring basis for a negotiable term.

V.A.T.

Rental prices where quoted are exclusive of but may be liable to V.A.T.

LEGAL COSTS

The ingoing Tenant will be required to pay the Landlord's reasonable legal costs in connection with this transaction.

VIEWING

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

For details of other properties, our website address is www.morganwilliams.com
Albion Park Warrington Road

01925 414909

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

