

TO LET

BUSINESS UNIT

100 m² (1,080 ft²)
plus useful mezzanine facility



**UNIT 10 BEWSEY BUSINESS CENTRE
BEWSEY ROAD
WARRINGTON
WA5 0JU**

*** Main road frontage ***

*** Good quality flexible unit ***

*** Large mezzanine offices / stores ***

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 lies within a mainly commercial area, close to other business users and the established Bewsey Industrial Estate.

01925 414909

DESCRIPTION

An end-terraced business unit including: - office, entrance/reception area, WC, useful mezzanine offices/storage facility, and car parking to the rear.

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 steel folding door to the rear elevation accessed directly from the car park/loading area.

ACCOMMODATION

Ground Floor: 100 m² 1,080 ft²

SERVICES

All mains services are connected, including a 3-phase electricity supply and gas warm air blower.

RATES

Rateable Value £6,100.

SERVICE CHARGE

A service charge of £750 per annum is charged for the upkeep of common areas.

LEASE TERMS

The unit is available on a new Tenant's Full Repairing and Insuring Lease for a term of 3 or 5 years.

Upwards-only rent reviews will be at 3-yearly intervals.

RENTAL

£8,950 per annum exclusive.

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
Bewsey Business Centre Unit 10 RB

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.

CENTRAL HOUSE • CENTRAL WAY • WINWICK STREET • WARRINGTON • CHESHIRE • WA2 7TT

TEL: 01925 414909 • FAX: 01925 637619

e-mail: enquiries@morganwilliams.com website: www.morganwilliams.com

MORGAN • WILLIAMS
COMMERCIAL LLP
CHARTERED SURVEYORS