

# FOR SALE

**Small Industrial Unit**

**132.1 m<sup>2</sup> (1,422 ft<sup>2</sup>)**



**UNIT 2D  
PALATINE INDUSTRIAL ESTATE  
CAUSEWAY AVENUE  
WARRINGTON  
WA4 6QQ**

## **LOCATION**

Located on the popular Palatine Industrial Estate, on the south side of the Town Centre, off the main A49 Wilderspool Causeway.

The A49 intersects with Junction 10 of the M56 Motorway 3 miles further south.

01925 414909

## DESCRIPTION

A mid terraced workshop/warehouse unit of steel truss frame construction with brick walls and a pitched timber lined roof incorporating 10% roof lights.

Internally, the accommodation includes workshop/warehouse area, office/brew, and toilet. Together with mezzanine stores.

## ACCOMMODATION

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

132.1 m<sup>2</sup>          1,422 ft<sup>2</sup>

## SERVICES

All mains services are connected.

There is a 3 phase electricity supply.

## RATES

Rateable Value: £6,200.

Business Rates Payable 2009/10: £2,951.20

## TENURE

Understood to be Freehold.

## SALE PRICE

£70,000.

## VIEWING

By appointment with Sole Agents : **MORGAN WILLIAMS : 01925 414909**

(Ref: RB)

For details of other properties, our website address is [www.morganwilliams.com](http://www.morganwilliams.com)

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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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