

TO LET

STORAGE /WORKSHOP BAYS

5576 m² (60,000 ft²)

YARD AVAILABLE BY SEPARATE NEGOTIATION



**JUNCTION LANE
SANKEY VALLEY INDUSTRIAL ESTATE
NEWTON-LE-WILLOWS
WA12 8DL**

LOCATION

The property is situated fronting Junction Lane on the established Sankey Valley Industrial Estate close to Newton -le-Willows Town Centre, having easy access to the national Motorway Network via junction 23 of the M6 at Haydock approximately 3 miles to the North and junction 9 of the M62 at Warrington approximately 4 miles to the south.

01925 414909

DESCRIPTION

We are offering bays of this substantial single storey industrial/warehouse unit. The building is re clad with profile steel to walls and roof (incorporating lights)

YARD

The site has extensive hard standing and this is available by separate negotiation.

ACCOMMODATION

Floor Areas

Single Bay:	1394 m ²	15,000 ft ²
Eaves:	8.5 m ²	

SERVICES

Mains electricity, water and drainage are connected.

RATES

Inclusive with rental.

RENTAL

An inclusive figure of £5 per sq ft This charge comprises rent, service charge, rates, services (including electricity).

LEGAL COSTS

Each party to be responsible for their own legal cost incurred in the 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

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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.

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