

TO LET

Warehouse / Industrial Premises

1,024.8 m² (11,027 ft²)



**FORMER HEWDEN DEPOT
153 NEWTON ROAD
LOWTON
WARRINGTON
WA3 1EB**

LOCATION

The property is situated on the A572, approximately half a mile from the A580 East Lancashire Road to the south side of Leigh Town Centre. Manchester (12 miles) and Liverpool (16 miles) are accessible via the A580 and Junction 23 of the M6 is within a few minutes drive. The location is illustrated on the attached plan.

01925 414909

DESCRIPTION

A steel framed building comprising a former engineering workshop. The property is single storey with a height to eaves of 8.4m and incorporates two storey office accommodation.

Loading is from steel roller shutter doors to both gable walls and there is a parking area to the secure, shared front yard.

ACCOMMODATION

Net Internal Area

Workshop:	907.2 sq m	9,762 sq ft
Two storey Offices:	<u>117.6 sq m</u>	<u>1,265 sq ft</u>
Total:	1,024.8 sq m	11,027 sq ft

Eaves 8.4m

SERVICES

Mains electricity, water and drainage are connected.
Gas central heating to offices.

RATES

Rateable Value: £25,250.
Business Rates Payable (2009/10) £11,665.50.

TERMS

An assignment of a lease expiring December 2012 is offered. The lease is on Full Repairing & Insuring basis, subject to a Schedule of Condition. The passing rent is £29,000 per annum fixed until lease expiry

LEGAL COSTS

The ingoing Tenant will be responsible for all 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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01925 414909

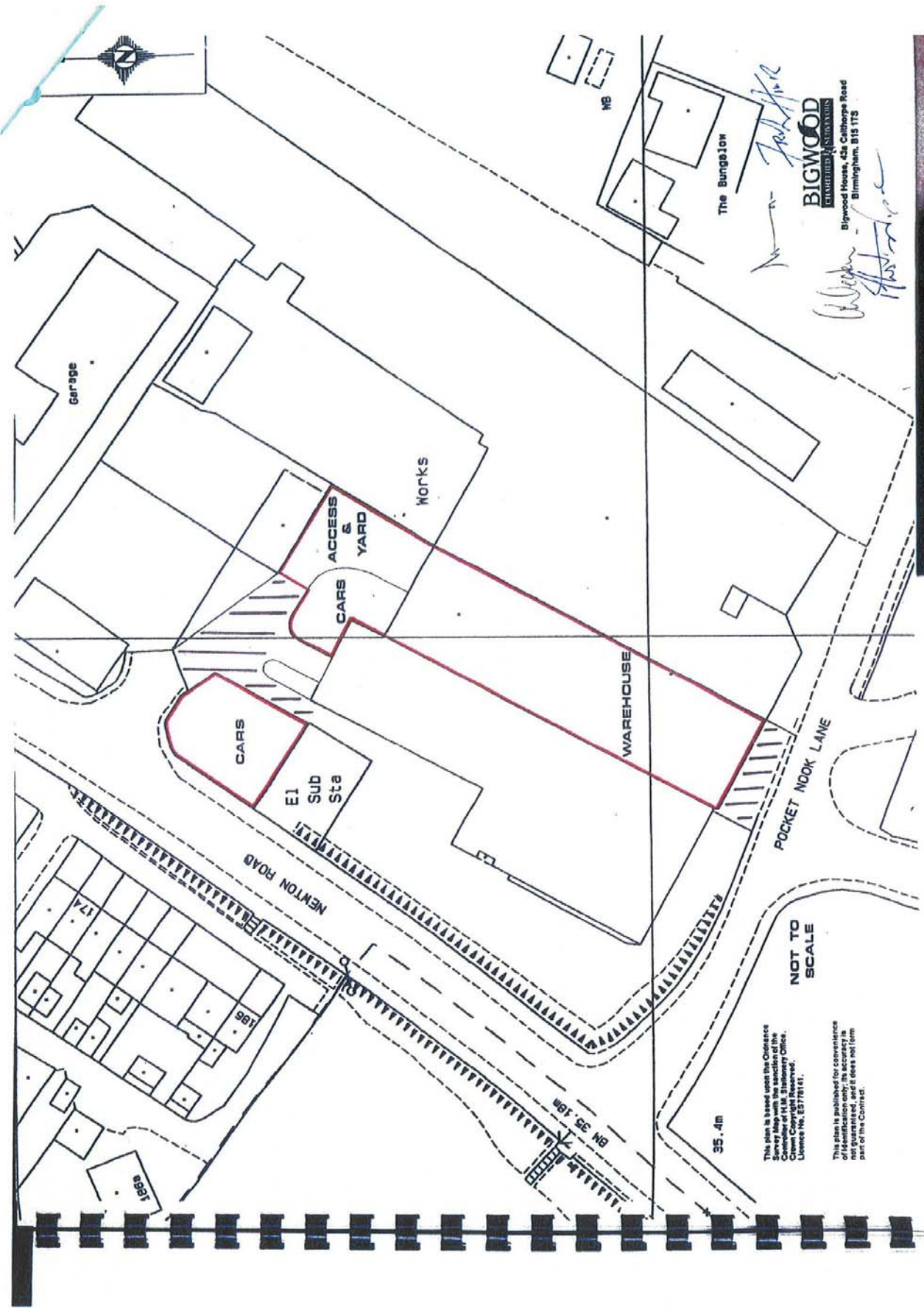
1. Whilst the information given in these particulars is believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.

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

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John Hill
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NOT TO SCALE

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This plan is provided for convenience of identification only; its accuracy is not guaranteed, and it does not form part of the Contract.

35.4m

101.55.10

Garage

The Bungalow

WAREHOUSE

POCKET NOOK LANE

NEXTON ROAD

ACCESS & YARD

WORKS

E1 SUB Sta

CARS

CARS

188

186

172

MB