

TO LET

Workshop/Storage Unit
99 m² (1,066 ft²)



UNIT 1
HOWLEY QUAY INDUSTRIAL ESTATE
HOWLEY LANE
WARRINGTON
WA1 2EL

Located on small established Industrial Estate

Convenient location for Warrington and Motorways

LOCATION

The Howley Quay Industrial Estate is accessed from Howley Lane, off Farrell Street close to the Sainsburys superstore junction with the A57 and only approximately ½ mile from Warrington Town Centre. There is also easy access to the A49 both north to the M62, and south to the M6 Motorways.

The unit available is in the end terrace in the block fronting Howley Lane.

01925 414909

DESCRIPTION

An end-terraced unit fronting Howley Lane with parking and loading to the concrete apron service area. The unit is constructed of steel portal frame, with steel profile cladding and block internal dividing wall. The roof incorporates translucent panels providing good natural light. The floor is solid concrete construction.

Loading access is via a roller shutter door within the front elevation.

Internally an office has been partitioned at the rear of the unit alongside the male and female WC and washing facilities.

ACCOMMODATION

Unit 1: 99 m² 1,066 ft²

SERVICES

All services are connected. The unit has a 3-phase electricity supply.

RATES

Unit 1: Rateable Value: £5,800

Business Rates Payable £2,470.80 (2011/12) or lower for companies qualifying for Small Business Rates relief.

LEASE TERMS

The unit is available on a new lease for a term to be agreed and will be on effectively a Full Repairing and Insuring basis with a service charge of £1,143 per quarter, payable to cover common areas and external building maintenance.

RENTAL

£6,000 per annum plus VAT.

LEGAL COSTS

The ingoing Tenant is to pay all legal costs involved 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

01925 414909