

TO LET

Business Unit

100.3 m² (1,080 ft²)



**UNIT 3
BEWSEY BUSINESS CENTRE
BEWSEY ROAD
WARRINGTON
WA5 0JU**

- * Main Road Frontage ***
- * Good Quality Flexible Unit ***
- * Trade Counter Installed ***

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.

A substantial residential development has recently been developed to the rear of Bewsey Business Centre.

01925 414909

DESCRIPTION

A mid-terraced business unit including:- trade counter, office, entrance/reception area, WC, and mezzanine with 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

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

100.3 m² 1,080 ft²

SERVICES

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

RATES

Rateable Value: £6,500.
Rates Payable 2010/2011: £2,645.50.

Occupiers may be entitled to relief from the above figure depending on their individual circumstances. Interested parties should make their own enquiries with Warrington Borough Council - 01925 444400.

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 flexible term.

RENTAL

£8,500 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

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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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