

TO LET

UNIT 30, THE WHARF INDUSTRIAL ESTATE, WARRINGTON, WA1 2HT



LOCATION



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THE WHARF INDUSTRIAL ESTATE ENJOYS A STRATEGIC LOCATION WITH EXCELLENT ACCESS TO WARRINGTON TOWN CENTRE AND THE REGION'S EXTENSIVE TRANSPORT NETWORK. THE ESTATE BENEFITS FROM IMMEDIATE CONNECTIVITY TO THE M62, M6, AND M56 MOTORWAYS, PROVIDING OUTSTANDING LINKS TO MANCHESTER, LIVERPOOL, CHESTER, AND THE WIDER NORTH WEST.

WARRINGTON CENTRAL AND WARRINGTON BANK QUAY RAILWAY STATIONS ARE ALSO WITHIN EASY REACH, OFFERING DIRECT SERVICES TO MAJOR UK DESTINATIONS. SURROUNDED BY A MIX OF ESTABLISHED COMMERCIAL AND INDUSTRIAL OCCUPIERS, THIS WELL-LOCATED BUSINESS ADDRESS OFFERS AN IDEAL BASE FOR A VARIETY OF INDUSTRIAL, STORAGE, AND DISTRIBUTION OPERATIONS



PHOTOS



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DETAILS



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DESCRIPTION

- PRIME LOCATION ON THE WHARF INDUSTRIAL ESTATE
- PRIME INDUSTRIAL ESTATE IN WARRINGTON TOWN CENTRE
- SUITABLE FOR MULTIPLE USES SUBJECT TO THE RELEVANT PLANNING BEING ACHIEVED – **EXCLUDING ANY USE WITHIN THE MOTOR TRADE**
- ACCOMMODATION – 721 SQ.FT
- LOCALLY MANAGED SITE
- ROLLER SHUTTER DOOR
- ALLOCATED CAR PARKING

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TERMS OF LEASE

- PREMISES AVAILABLE BY WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

SERVICE CHARGE/BUILDINGS INSURANCE

CURRENT YEARS COSTS;

- SERVICE CHARGE – £439.81 PER ANNUM
- BUILDING INSURANCE – £281.19 PER ANNUM

RENTAL

- £8,652 PER ANNUM EXCLUSIVE OF VAT

ENQUIRIES



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 **SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX**

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zoopla

