

Smith AND SONS

PROPERTY CONSULTANTS

Industrial

2c Lyon Industrial Estate, New Cut Lane, Warrington WA1 4AG



Description

The property comprises a mid-terraced industrial unit measuring 603m² (648.8 ft²) with communal hardstanding and parking to the front. The property benefits from an electric roller shutter, skylight and office area measuring 67.6m² (727.3 ft²)

Location

The property is located on the eastern fringe of Warrington close to the M6 motorway, approx 2.5 miles from the centre of Warrington. The location is predominantly an industrial area with numerous trade counters and storage sites.

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Rental Price

£37,500 per annum

Tenure

The property is available by way of a new lease the length of which is negotiable.

Accommodation

Industrial area	360.4m ²	3,877ft ²
Office	67.6m ²	727.3ft ²
Mezzanine	175m ²	1891ft ²

Rating Assessment

Rateable Value	£29,500
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of rates

Strictly by arrangement with agent. Contact



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