

to let

Industrial

1,964.4 m² (21,137 ft²)



Unit 8

Bank Quay Trading
Estate

Slutchers Lane

Warrington

WA1 1PJ

- Less than £1 per sq ft.
- Flexible Terms Available.
- 6.8m Eaves Height.

MORGANWILLIAMS.com

01925 414909

Location

The property is situated on the established Bank Quay Trading Estate, just to the south of the Town Centre.

Warrington Bank Quay Train Station is located within half a mile of the premises, which serves London and Glasgow.

Description

The property comprises a mid-terraced warehouse with offices and amenities to the front elevation. The unit was formerly occupied as a Go-Karting track.

Vehicular access is by way of a manual roller shutter door, 4.8m wide by 3.3 m high.

The unit has an eaves height of 6.2 m and a maximum working height of 7.2m.

The estate has a railway bridge over the access road, allowing only vehicles under 3m high entry to the site.

Accommodation

Gross Internal Area

Warehouse	1,774.4 m ²	19,093 ft ²
Office/Amenities	190 m ²	2,044 ft ²
Total	1,964.4 m²	21,137 ft²

Services

Mains electricity, water and drainage are connected.



Rates

Rateable Value: £16,500

Payable 2019/20: £8,101.50

Lease Terms

Available by way of a new Tenants Full Repairing and Insuring Lease for a negotiable term.

Rental

£20,000 per annum

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Joshua Morgan JSMorgan@morganwilliams.com

For details of other properties, our website address is
www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band TBC

E&OE

1. Whilst the information given in these particulars are 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.