

FOR SALE

TO LET

11-13 Kingsway North, Warrington, WA1 3NL

B8

01925 320 520

www.b8re.com



PROMINENT WORKSHOP / YARD ON A SITE OF 0.25 ACRES



LOCATION

The site is located just 2 miles west of Junction 21 of the M6 Motorway via the A57 (Manchester Road), which in turn provides excellent access to the wider motorway network.

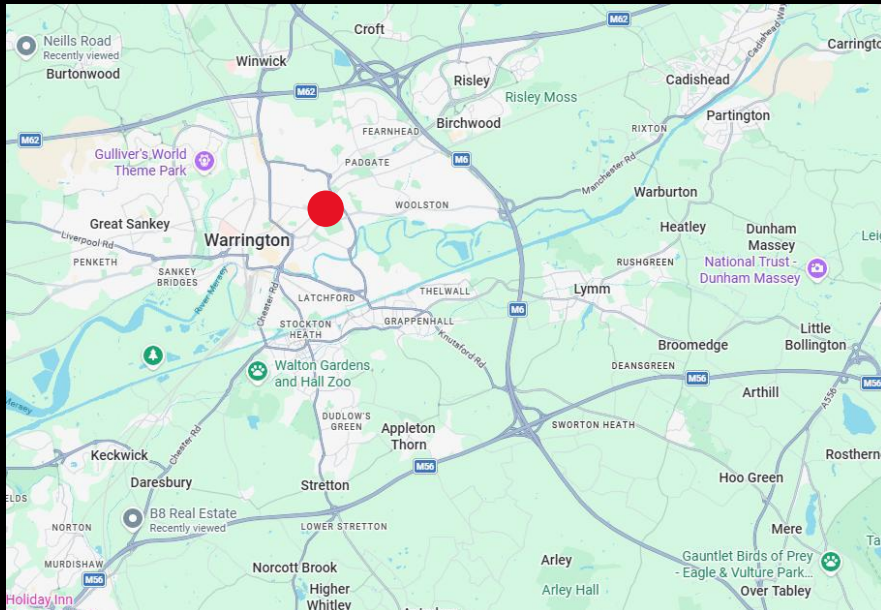
The site sits in a very prominent position fronting Kingsway North, close to Warrington Town Centre and it's associated amenities.

DESCRIPTION / ACCOMMODATION

There is a small workshop unit on site of approximately 1,900 sq ft, with 2 loading doors, offices, WC and a three-phase power supply.

The external areas are made of concreted hard standing, and the site is fully secure.

Drainage is connected within part of the external yard area.



TERMS

The unit is available to purchase or lease, further details are available upon application

LEGAL COSTS

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

VAT

VAT will be payable at the prevailing rate.

EPC

Available on request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:

Anthony Mellor

Email: Anthony@b8re.com

Tel: 01925 320 520



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