

1 Leacroft Road, Warrington, WA3 6AA

B8

01925 320 520
www.b8re.com

TO LET

OFFICE / WORKSHOP UNIT WITH SECURE YARD / PARKING



1,952 sq ft

LOCATION

The unit is located just off Leacroft Road, within half a mile of Junction 11 of the M62 Motorway.

The M62/M6 intersection lies approximately 2 miles to the west and Warrington Town Centre just 5 miles away.

DESCRIPTION

The unit benefits from the following specification:

- Secure site
- Canteen, shower & WC amenities
- Internal office accommodation
- Parking for up to 8 domestic vehicles in the yard
- Heating and cooling system
- Fully lit external areas



TERMS

Available on a new Full Repairing and Insuring lease. Terms to be agreed. Price on 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 / viewings please contact:

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