



Unit 5, Guardian Street Industrial Estate, Warrington, WA5 1SJ

Industrial Unit

Summary

Tenure	To Let
Available Size	5,918 sq ft / 549.80 sq m
Rent	£40,000 per annum
Rates Payable	£12,362.50 per annum
Rateable Value	£28,750
EPC Rating	D

Key Points

- Excellent Parking Allocation
- Suitable for a Variety of Trades
- Busy Commercial Area
- Prominently Positioned
- Rarely Available Unit
- Generous Rental Price
- Available Immediately
- Secure Estate

Location

The property is situated on an established estate of units at the Guardian Street entrance to Warrington General Hospital.

The property is situated overlooking Guardian Street at the front of the Estate and benefits from a degree of prominence to passing traffic to and from Warrington Hospital.

Description

The property is situated within the popular Guardian Street Industrial Estate, the unit is semi-detached with its own dedicated parking to the front, side, rear and open yard to the back of the unit.

Internally, you are met with a customer reception space as you meet the front entrance, which leads through an internal doorway to the large and spacious warehouse/workspace with roller shutter door to the rear which incorporates a loading bay, 2 mezzanine stores. On the first floor level there is a multitude of light and spacious office space, perfect for a sales office and or meeting rooms if required.

There is a modern kitchen facility and quality w/c area included and the warehouse is sectioned off internally.

This property would lend itself well to a variety of light industrial trades due to the specification and layout within the unit with the ample space surrounding the unit.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	3,624	Available
1st	1,068	Available
Mezzanine	1,226	Available
Total	5,918	

Rental

£40,000 per annum plus VAT.

Lease terms

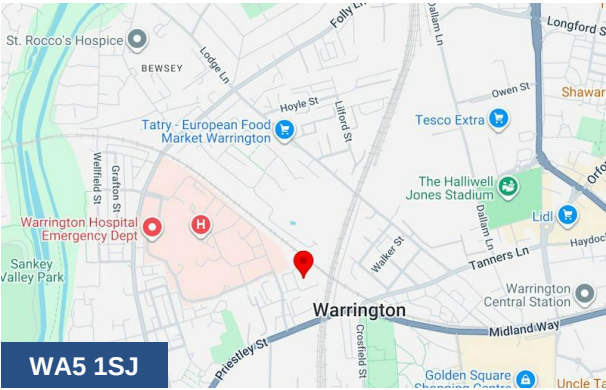
The unit is available by way of a new tenants full repairing and insuring basis for a 3 or 5 year term.

Rates

Rateable Value: £28,750.
Rates Payable 2026/27: £12,362.5.

VAT

We are advised that VAT is applicable to the above rental.



Viewing & Further Information



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