



4 Wellington Street Workshops, Wellington Street, Warrington, WA1 2DB
Workshop/Office Unit

Summary

Tenure	To Let
Available Size	668 sq ft / 62.06 sq m
Rent	£7,800 per annum
Rates Payable	£1,970.25 per annum
Rateable Value	£3,550
EPC Rating	Upon enquiry

Key Points

- Immediate Occupation
- Available on Flexible Terms
- Suitable for a Variety of Uses
- Single Storey Workshop or Storage Unit
- Office Space Included

Location

The unit forms part of a complex of 5 units located close to Warrington Town Centre at the rear of Ellesmere Street, Howley.

The units are surrounded by residential properties to three sides. The area is predominantly residential with the Town Centre being 0.5 miles to the west.

Description

The block of units is constructed of brick elevations under a pitched roof.

Unit 4 has a solid concrete floor with double timber loading doors with an external steel security shutter.

The unit comprises a workshop/storage area, with office, kitchen and WC.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building	668	Available
Total	668	

Services

Mains electricity, water and drainage are connected.

Rates

Rateable Value: £3,550

Rates Payable: £1,952.50

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council to confirm eligibility.

Lease Terms

Available on a full repairing and insuring basis for a flexible term.

Rental

Rent: £650

Buildings Insurance: £20 per month.

Electricity: £20 per month.

Legal Costs

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



Viewing & Further Information



Alex Perry

01925 414909

aperry@morganwilliams.com

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