



## Unit 3 Portland Trade Park, Buckley Street, Warrington, WA2 7NS

### High Profile Business Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,079 sq ft / 286.05 sq m
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£5,364.25 per annum
<b>Rateable Value</b>	£10,750
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Next to Halliwell Jones Stadium & Tesco
- High Office Content
- Visible Corner Position
- Good Access to Main A49 & M62/M6
- Potential for Showroom/Trade Counter

Buckley Street, Warrington, WA2 7NS



### Summary

Available Size	3,079 sq ft / 286.05 sq m
Rent	£25,000 per annum
Rates Payable	£5,364.25 per annum
EPC	Upon enquiry

### Location

Portland Trade Park is a recently constructed modern commercial estate that comprises; Children's Play Centre, Carpet Warehouse and Cycle retailer.

The property is located in a busy commercial area next to the Halliwell Jones Stadium and Tesco Extra Store, within walking distance of the Town Centre amenities.

The property enjoys good access onto the main A49 Winwick Road, which links directly with the M62/M6 Interchange 2 miles north.

### Description

We are delighted to offer for rent an extremely rare opportunity to acquire one of the Portland Trade Park units. The current occupiers are all well-established and unit 3 has only become available due to a change in ownership.

Unit 3 occupies one of the best positions on the park as it benefits from being on the corner of Dallam Lane and Buckley Street, giving an occupier prominence and advertising potential.

Internally the unit has a high office content, which could be remodelled to suite an occupiers requirements. The overall specification and finish is to a very high standard.



The unit is constructed of a steel portal frame with insulated profile steel cladding and a solid concrete floor. The main internal eaves height is approximately 6 m, although a mezzanine level is installed.

The unit has an electric loading door, 4 m wide x 4 m high, with a double-glazed inner entrance door for customer access.

The Park is arranged around a courtyard setting where 5 parking spaces are allocated to Unit 3.

### Services

Mains electricity, water and drainage are connected.

### Local Authority

Warrington.

### Lease Terms

The property is available by way of a new full repairing and insuring lease for a 5 year term, including upward only rent review at the end of year 3.

### Rental

£25,000 plus VAT.



