



Unit 1, Rixton Industrial Estate, Moss Side Lane, Warrington, WA3 6HQ

End-Terrace Business Unit

Summary

Tenure	To Let
Available Size	1,800 sq ft / 167.23 sq m
Rent	£16,200 per annum
Rates Payable	£7,353.75 per annum
Rateable Value	£13,250
EPC Rating	Upon enquiry

Key Points

- Rural Location
- £9 Per SQ FT
- Parking to Front
- Gated Entrance
- Concrete Floors
- Available Immediately
- End-Terrace Unit
- Self-Contained

Location

The units are situated in a pleasant rural location, along Moss Side Lane in the village of Rixton, where surrounding properties are predominantly farms and residential homes.

Rixton is close to Hollins Green, which runs along the A57, which in turn connects the M6 Motorway and the nearby town of Irlam and Manchester beyond.

Description

We are delighted to offer for rent this end-terrace light industrial/warehouse unit that is available immediately.

The units offer a rare opportunity to combine industrial space within a pleasant rural environment.

The site is gated at the front and parking is provided to the front of the units.

The units are open plan internally and benefit from WC facilities and electrically operated roller shutter loading doors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Unit	1,800	Available
Total	1,800	

Rateable Value

£13,250

Rates Payable 26/27: £7,375.75

VAT`

We are advised VAT is applicable to the rental figure and service charge.

Rental

£16,200 PA plus VAT.

Estate Charge & Buildings Insurance

A current estate charge of £1,200 per annum plus VAT is levied for communal areas and buildings insurance is also re-charged.

Lease Term

Available by way of a new Tenants Full Repairing and Insuring Basis for a minimum 3 year term.



Viewing & Further Information



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