



Rixton Industrial Estate, Cleveland's Farm, Moss Side Lane, Warrington, WA3 6HQ

Newly Formed Business Units

Summary

Tenure	To Let
Available Size	1,200 to 3,000 sq ft / 111.48 to 278.71 sq m
Rent	£9 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Rural Location
- Never Been Occupied
- Parking to Front
- Brand New Units
- Concrete Floors
- Various Size Options

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 a multitude of light industrial/warehouse units that have been newly formed from agricultural buildings.

The units have never before been occupied and have been re-modelled to a high standard by our Client.

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 new WC facilities and electrically operated roller shutter loading doors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Unit - 11	2,400	Available
Unit - 12	1,800	Available
Unit - 13	1,200	Available
Unit - 14	2,400	Available
Unit - 15	1,800	Available
Unit - 16	3,000	Available
Unit - 17	1,800	Available
Unit - 18	3,000	Available
Total	17,400	

Rates

Rateable Values are to be separately assessed.

Lease Term

Available for flexible terms on a tenants Full Repairing and Insuring Basis.

Deposit

A 3 month rental equivalent deposit is required.

Rental

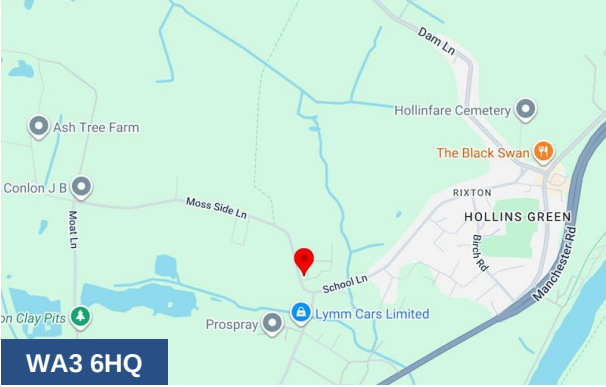
Each Unit is priced at £9 Per SQFT.

Units range from 1200 SQFT to the largest being 3000 SQFT.

Other size combinations can be configured by taking adjoining units together.

Estate Charge & Buildings Insurance

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



Viewing & Further Information



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