

**Unit 6D, Centre 21, Warrington, WA1 4AW****Ground Floor Storage Unit****Summary**

Tenure	To Let
Available Size	2,048 sq ft / 190.27 sq m
Rent	£10,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Mixed Use Business Park
- Loading to Front
- Circa 2000 SQ FT Stores
- Parking to Front
- 2 Miles from J21 of the M6
- Self Contained

Location

The property is located to the southeast of Warrington Town Centre off the A57. From Junction 21 of the M6 head west along the A57 for approximately 1½ miles and Bridge Lane is located on the left-hand side.

Warrington Town Centre is approximately 3 miles west accessible along the A57 Manchester Road.

Description

The unit forms part of the Bridge Lane Industrial Estate, where there are numerous manufacturing and warehouse operators.

This site forms part of a multi-tenanted block but holds the primary spot on the through road with a dual entrance door and roller shutter to the front. Internally, the unit comprises of two main sectors with one recently refurbished with carpets and electrics rewired which in itself can be used as a reception area/office space, with the second sector more tailored towards the industrial/warehouse operators due to the loading bay attached accessible via the roller shutter.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	2,048	Available
Total	2,048	

Rental

£12,000 PA.

Services

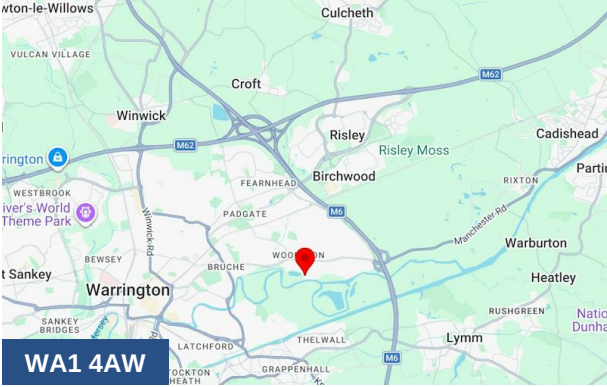
Mains electricity are connected.

Lease Term

Available by way of a new tenants full repairing and insuring basis for a flexible term.

VAT

We are advised that the above rental is not subject to VAT.



Viewing & Further Information



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