



Unit 12, Rixton Industrial Estate, Moss Side Lane, Warrington, WA3 6HQ

Newly Formed Business Unit

Summary

Tenure	To Let
Available Size	2,400 sq ft / 222.97 sq m
Rent	£21,600 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Rural Location
- Available Immediately
- Gated Entrance
- Brand New Unit
- Concrete Floors
- Parking to Front
- Never Been Occupied
- £9 Per SQFT

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 light industrial/warehouse unit that has 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 unit.

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	2,400	Available
Total	2,400	

Lease Term

Available for a 3 year minimum term on a tenants Full Repairing and Insuring Basis.

Rental

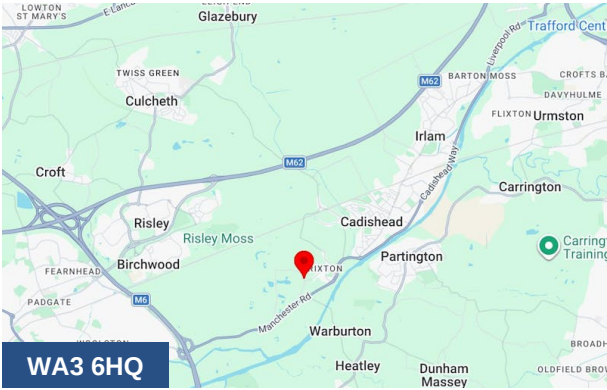
£21,600 PA plus VAT.

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.

Services

Mains electricity, water and drainage are connected.



Viewing & Further Information



Alex Perry
01925 414909
aperry@morganwilliams.com

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