



Unit 8D, Palatine Industrial Estate, off Causeway Avenue, Warrington, WA4 6QQ

Industrial /Workshop/Storage Unit

Summary

Tenure	To Let
Available Size	1,533 sq ft / 142.42 sq m
Rent	£16,750 per annum
Rates Payable	£3,542.90 per annum
Rateable Value	£7,100
EPC Rating	Upon enquiry

Key Points

- Established Industrial Estate
- Fronting Main Estate Road
- Parking to Front
- Eaves Height 6.9 Metres
- Popular South Warrington Location
- No Rates Payable for Small Businesses
- Roller Shutter Door

Location

The property is situated close to the main entrance of Palatine Industrial Estate, which is just off the main A49 Wilderspool Causeway to the south of Warrington Town Centre.

The property fronts the main estate entrance road and is positioned at the end of the second terrace of units.

Description

A scarce opportunity to acquire a new Lease of a modern unit that is available immediately.

The unit would suit a variety of trades on this popular and versatile industrial Estate.

The unit is of steel portal frame construction with modern grey profile clad elevations and roof covering.

Internally there is a concrete floor and a WC facility. Loading is via a roller shutter to the front elevation.

To the front is a communal open forecourt for parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,533	142.42
Total	1,533	142.42

Services

Mains electricity, water and drainage are connected.

Lease Terms

The property is available by way of a new tenants full Repairing and Insuring lease for a minimum 3 year term.

Rental

£16,750 per annum.

Legal Costs

Each party are responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



Rob Bates
01925 414909
rbates@morganwilliams.com



Alex Perry
01925 414909
aperry@morganwilliams.com

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