



Unit 5, Centre 21 Bridge Lane, Warrington, WA1 4AW
 Warehouse with High Quality Offices

Summary

Tenure	To Let
Available Size	6,086 to 6,806 sq ft / 565.41 to 632.30 sq m
Rent	£50,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 2 Miles from J21 of the M6
- Car Parking to Front
- Circa 4700 SQ FT Warehouse
- Loading to Side
- Modern Steel Frame Unit
- High Specification Office
- Mixed Use Business Park
- High Eaves Warehouse

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 site forms part of the Bridge Lane Industrial Estate, where there are numerous manufacturing and warehousing occupiers.

The warehouse unit is constructed of steel portal frame. The elevations are formed with brick and block walls to 3 m, with the remainder being of profile steel cladding. Access is via a 4.25 m high roller shutter door. Its exterior poses a mix of durable brickwork and metal cladding.

The office suite is constructed of cavity brick and blockwork and is appointed to a good standard, with the benefit of gas-fired central heating. Within the offices they have personnel access doors leading to the warehouse for easy access. Large, evenly spaced windows inviting natural light throughout the interior, contributing to a bright and attractive workspace.

The building sits within a spacious, well maintained parking area that enables convenient customer and staff access.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	Availability
Ground	Office	1,050	Available
1st	Office	1,050	Available
Ground - Warehouse	Warehouse	4,706	Available
Total		6,806	

Services

Mains electricity, gas and water are connected.

Rental

£50,000 Per Annum plus VAT.

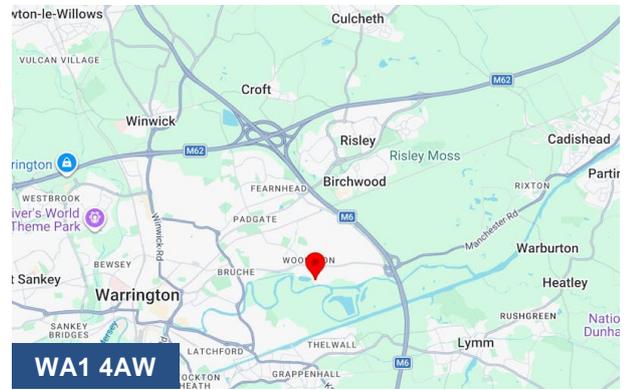
VAT

We are advised that VAT is applicable to the rental price of this unit.

Rates

Rateable Value: £25,500.

Rates Payable: £14,025.



Viewing & Further Information



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