



TO LET

Unit 5a & 5b, Causeway Business Park, Warrington, WA4 6RF

- Substantial Industrial Premises
- Well Established Location
- Suitable For a Number of Uses
- Approx GIA: 2666.2 sq.m (28,700 sq.ft)

TO LET

Unit 5a & 5b, Causeway Business Park, Warrington, WA4 6RF

Location

The subject premises forms part of the Causeway Business Park which comprises a number of large industrial warehousing and office accommodation situated off Wilderspool Causeway (A49) approximately 1.5 miles South of Warrington Town centre.

Wilderspool Causeway (A49) is the main arterial route linking Warrington Town centre to smaller local centres such as Stockton Heath and Lower Walton, and providing reasonable transport links to Junction 20 of the M6 motorway network approximately 4 miles to the east. In addition, there are regular bus services along Wilderspool Causeway within 100 metres to the west.

The Property

The property is a substantial single storey industrial warehouse unit of conventional steel portal frame construction with elevation of facing brick and steel profile cladding. Internally, the premises benefits from two storey office provision, flooring of solid concrete construction, suspended fluorescent strip lighting fitted throughout, a high voltage (11kV) 1500 KVA electrical supply, gas heating, a compressed air plant and WCs and kitchen facilities. Externally the premises benefits from car parking provision for up to 20 vehicles with the gable end incorporating a roller shutter for vehicle/loading access and a separate personnel entrance/exit within intercom system.

Maximum Eaves Height: 7.7m

Minimum Eaves Height: 4.1m

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Approx Gross Internal Area: 2,666.2 sq.m (28,700 sq.ft)

Tenure

The premises are available to let by way of assignment. The premises are held on a lease term of 40 years effective from 25th March 2009 on a full repairing and insuring basis incorporating rent review and break options every 5th Anniversary of the Term at a current passing rent of £105,000 per annum. Further details are available upon request.

Alternatively;

The premises are available to let by way of a sub-lease on an effectively full repairing and insuring basis, with terms to be agreed, subject to contract and Landlords approval / consent

Rent

£105,000 per annum

EPC

The property has an EPC rating of D95. Full report available upon request.

Rates

Interested parties should make their own enquiry of Warrington Borough Council's Rating Department or via www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

