

TO LET

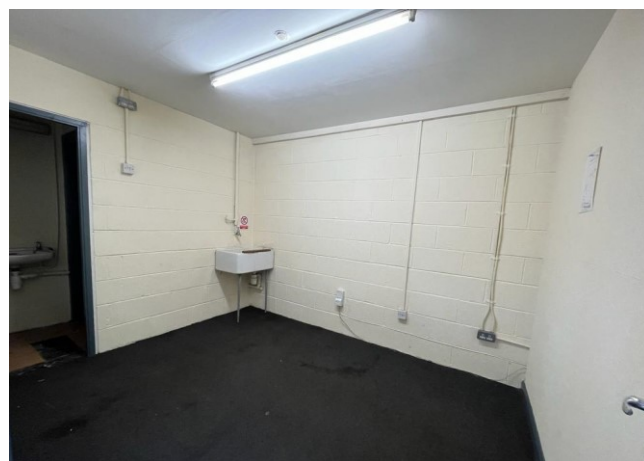


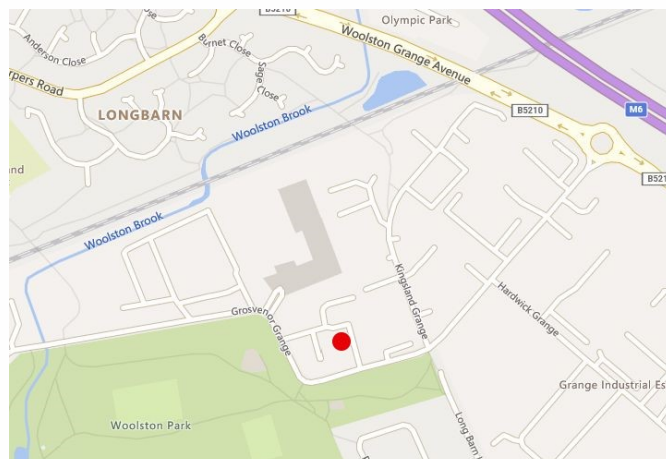
Unit 4 - Aston Court, Kingsland Grange, Woolston, Warrington, WA1 4SG

Single Storey Industrial Unit

946 Sq Ft (87.88 Sq M)

- Located on an Established Industrial Estate
- Close Proximity to Junction 21 of the M6 Motorway
- Open Plan Industrial Space
- Available January 2024 or Earlier





Location

The unit is located at Aston Court Industrial Estate. The estate benefits from direct access on to Kingsland Grange which branches onto Woolston Grange Avenue (B5210) giving direct access to Junction 21 of the M6 motorway and adjacent to the M62/M6 intersection. Aston Court is situated approximately two miles north east of Warrington Town Centre.

Description

The Property comprises a single storey mid-terrace industrial unit of steel frame construction with brick and block work elevations under a sloping roof, incorporating translucent roof panels. Internally the unit benefits from an open plan workshop with Office, WC and Kitchenette facilities. Internal specifications include fluorescent strip lighting, painted walls and hard floor. Access into the unit is via a sliding loading bay door. Externally there is one demised car parking space to the front of the unit. Mains services include Electric and Water which are direct supplies and are charged separately to Rent.

*The unit is currently occupied until 31/01/2024 however it can be available earlier if required.

Accommodation

Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:
946 Sq Ft / 87.88 Sq M.

Business Rates

Rateable Value 2023 = £6,800

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

VAT

VAT is applicable on this property.

Asking Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an annual rental of £8,520 per annum plus VAT.

Service Charge

The current Service Charge payable by the Tenant is £728.04 per annum plus VAT. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £232.45 per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 09/11/2024, at which point the new premium will be apportioned to Tenants.

EPC

Rated D. A copy of the EPC is available on request.

Legal Costs

A fixed Legal Fee of £225 plus VAT is payable by the Tenant for credit checks and preparation of Tenancy Agreement.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Ellen Roberts

T: 0161 817 3399

E: ellenroberts@roger-hannah.co.uk

Date of Preparation

18 December 2023