

TO LET

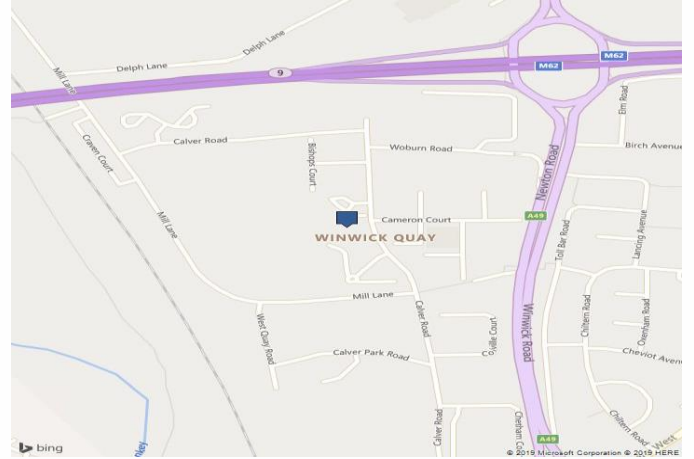


Unit 7 - Bowood Court, Winwick Quay, Warrington, Cheshire, WA2 8QZ

Warehouse/Industrial Unit
10,142 Sq Ft (942.19 Sq M)

- Adjacent to Junction 9 of M62 Motorway
- Fully Refurbished
- Heating & Lighting Throughout
- Electric Roller Shutter Access
- Large Car Park/Service yard Area





Location

Bowood Court is strategically located within the Winwick Quay industrial area which is one of Warrington's most prominent commercial business locations. Situated with easy access to Junction 9 of the M62 motorway, the area benefits from strong transport links to both Manchester and Liverpool with Warrington Town Centre being situated approximately two miles away.

The premises are well positioned fronting Calver Road which connects with Cromwell Avenue(A574) approximately 0.5 miles to the south which in turn provides direct access to the A49 Winwick Road.

Nearby Occupiers include AAH Pharmaceuticals, Next and Pure Gym.

Description

The premises comprise a semi-detached industrial unit of standard steel portal frame construction built in the late 1980s. The facility has metal sheet clad elevations beneath a sheet metal roof incorporating translucent roof panels. The eaves height is 3.75m-4.8m and the property has a concrete floor.

The accommodation benefits from an electrically operated roller shutter loading door leading to the large, shared fully fenced yard area which provides generous loading/staff car parking provisions.

Internally the facility is fully heated and lit throughout and benefits from first floor office and boardroom accommodation. A staff canteen area is present together with both male and female WC facilities.

Asking Rent

£61,000 p.a. exclusive.

Rates

The current Rateable Value of the property is £48,000 providing a rates liability of £24,576 per annum for year 2023-2024.

VAT

VAT is applicable on this property at the prevailing rate.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and the Gross Internal Floor Areas are set out below:

Unit 7

Warehouse	8,270 sq ft	768.34 sq m
First Floor Office	1,872 sq ft	173.89 sq m
Total	10,142 sq ft	942.23 sq m

EPC

A copy of the EPC is available on request.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the sole Agent:

Julien Kenny-Levick

M: 07712 537590

E: ijkl@roger-hannah.co.uk

Date of Preparation

31 January 2024