

TO LET

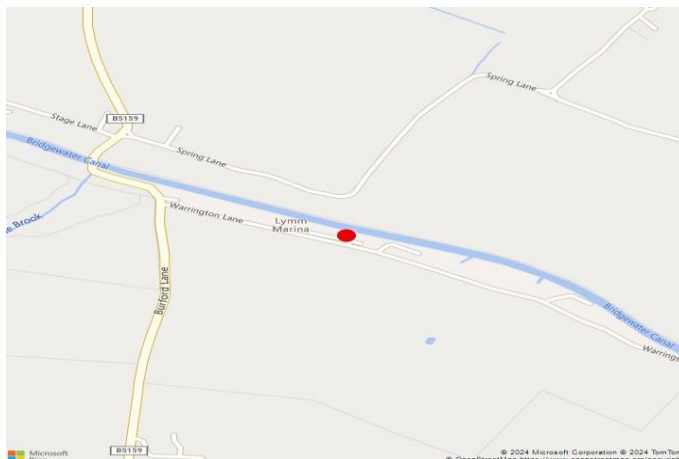


Unit 1 – Marnshaw Industrial Estate, Warrington Lane, Lymm, Cheshire, WA13 0SW

High Quality Fully Refurbished
Modern Industrial HQ Facility/
Trade/Warehouse Premises
3,955 Sq Ft (367.42 Sq M)

- New Roof
- Secure Yard
- Full Height Loading Door
- New LED Lighting
- Quality Offices
- 2 Miles From Junction 7, M56
- 1 Mile from Lymm Town Centre





Location

The Property is conveniently located on Warrington Lane adjacent to the Agden Wharf and has direct access to the A56 Lymm Road.

Lymm Road provides easy direct access to Lymm town centre and to Junction 7 of the M56 motorway. Access to the new A556 Link Road is located at this junction providing easy access to South Manchester/ North Cheshire.

The surrounding location provides a mix of commercial, industrial and leisure facilities and local amenities include the Barn Owl Pub. The location provides the perfect mix of rural landscapes with excellent road access to the regional motorway network.

Description

The Unit has been comprehensively rebuilt and modernised to include new internal/external cladding and a new roof incorporating 15 roof lights. The unit is constructed by way of a traditional steel portal frame under an insulated pitched roof.

The warehouse element has been redecorated throughout and included new LED lighting, painted concrete floor and a full height roller shutter loading door. The property benefits from an eaves height of 6m.

The property provides an impressive glazed reception/ entrance area and a quality kitchen and WC facilities.

At first floor there is a fully air conditioned and carpeted office area which is heated and lit throughout and benefits from ample natural light looking out to the surrounding countryside. The facility is fully alarmed and has a new CCTV system installed.

The unit is essentially brand new and would suit a tenant seeking high quality accommodation in a rural location but with good access to the motorway network.

Car Parking

Externally, the unit has 8 car parking spaces set within the fully fenced service yard.

ACCOMMODATION	SQ.FT.	SQ.M.
Warehouse	3,544	329.24
First Floor Offices	411	38.18
TOTAL	3,955	367.42

Asking Rent

£45,000 per annum plus VAT.

VAT

VAT will be applicable at the prevailing rate.

Business Rates

Rateable Value - £14,250.

EPC

Tbc



Viewing & Further Information

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

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Date of Preparation

16 April 2024