

# TO LET

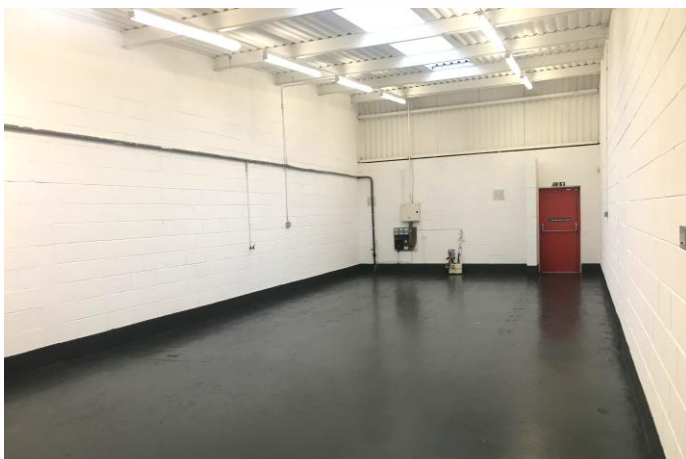


Various Units - Greys Court, Kingsland Grange , Warrington, WA1 4SH

## Industrial Units Available

942 - 1,570 Sq Ft

- Located on an Established Industrial Estate
- Close Proximity to Junction 21 of the M6 Motorway
- Two Units Available Now



Photos coming soon

Photos coming soon

### Location

The units are situated within Greys Court Industrial Estate, which offers direct access to Kingsland Grange, leading onto Woolston Grange Avenue (B5210). This provides seamless connectivity to Junction 21 of the M6 motorway and is conveniently located near the M62/M6 interchange. Greys Court is approximately two miles northeast of Warrington Town Centre.

### Description

The available units consist of a single-storey, mid-terrace industrial unit with a steel frame construction and brick and blockwork elevations beneath a sloping roof, featuring translucent roof panels. Internally, the units offer open-plan workshop and storage areas, with WC and kitchenette facilities. Access is provided via manual up-and-over loading bay doors, along with separate personnel entrances at the side. Externally, each unit benefits from one dedicated car parking space located at the front.

**Unit 11** – Internal specifications feature fluorescent strip lighting, painted walls, and a painted hard floor surface. Mains services include electricity, gas, and water, which are directly supplied and billed separately from the rent.

**Unit 15** – Internal specifications include fluorescent strip lighting, painted walls, and a hard floor surface. A built-in office is present, but it can be removed by the new tenant if desired. Mains services include electricity and water, which are directly supplied and charged separately from the rent.

### Business Rates

Unit 11 – Rateable Value 2023 = £6,600

Unit 15 – Rateable Value 2023 = £12,000

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

### Accommodation

Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:

Unit 11 - 942 Sq Ft / 87.51 Sq M

Unit 15 - 1,570 Sq Ft / 145.86 Sq M

### 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:

Unit 11 - £8,475 per annum plus VAT

Unit 15 - £13,350 per annum plus VAT

### Service Charge

The Service Charge is payable by the Tenant and is reviewed on an annual basis, the current apportionments are as follows:

Unit 11 - £927.05 per annum plus VAT

Unit 15 - £1,546.59 per annum plus VAT

### Property Insurance

The Property Insurance is payable by the Tenant and is reviewed on an annual basis. The Renewal date for the policy is 09/11/2025, at which point the new premium will be apportioned to Tenants. The current apportionments are awaiting the new premium:

Unit 11 - £TBC per annum plus VAT

Unit 15 - £TBC per annum plus VAT

Photos coming soon

Photos coming soon

### VAT

VAT is applicable on this property.

### Legal Costs

A fixed Legal Fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of Tenancy Agreement.

### EPC

Unit 11 - D Rated

Unit 15 - C Rated.

A copy of the EPC's are available on request.

### Viewing & Further Information

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

#### Robyn Egan

T: 0161 429 1674

E: [robynegan@roger-hannah.co.uk](mailto:robynegan@roger-hannah.co.uk)

### Date of Preparation

02 December 2024

Photos coming soon

