

TO LET

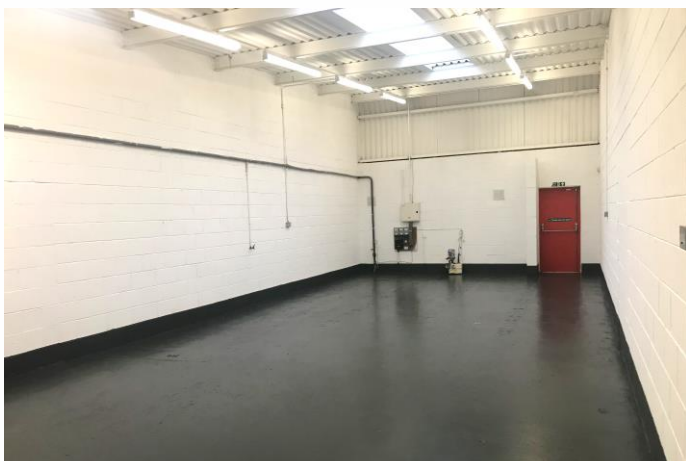


Unit 11 Greys Court, Kingsland Grange , Warrington, WA1 4SH

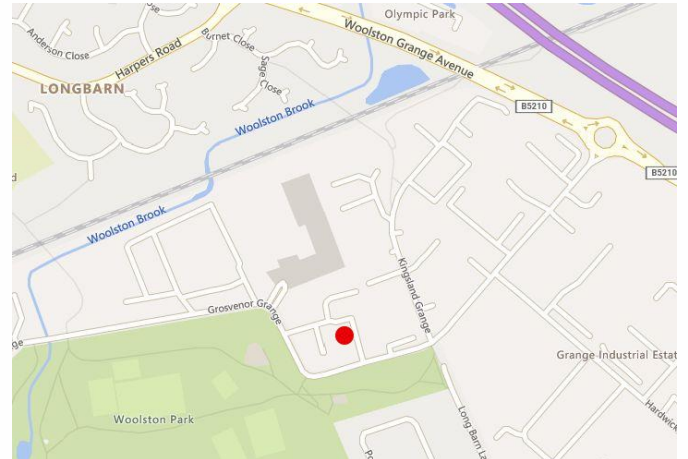
Industrial Units Available

942 Sq Ft

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



Photos coming soon



Location

The unit is 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 unit consists 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 unit offers an open-plan workshop with WC and kitchenette facilities. Access is provided via a manual up-and-over loading bay door, along with a separate personnel entrance at the side. Externally, the unit benefits from one dedicated car parking space located at the front. 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.

Accommodation

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

942 Sq Ft / 87.51 Sq M

Business Rates

Rateable Value 2023 = £6,600. We recommend all interested parties 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 a Rental of £8,475 per annum plus VAT.

Service Charge

The Service Charge is payable by the Tenant and is reviewed on an annual basis, the current apportionment is £927.05 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 apportionment is £TBC per annum plus VAT.

Legal Costs

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

EPC

D 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

Date of Preparation

17 December 2024