

# for sale / to let

Business Unit with Large Yard

475.9 m<sup>2</sup> (5,122 ft<sup>2</sup>)



**UNDER OFFER**

Unit 11/4 Palatine Industrial Estate  
Causeway Avenue

Warrington

WA4 6QQ

- Rare Freehold Opportunity
- Dedicated Parking Area Opposite
- High Office Content
- Well Regarded Estate
- Yard with Potential to Compound

MORGANWILLIAMS.com

**01925 414909**

## Location

Palatine Industrial Estate is located down Causeway Avenue and the unit is situated at the far end of the estate.

Causeway Avenue connects with the A49 Wilderspool Causeway, approximately half a mile from Warrington Town Centre.

The M56 motorway is approximately 5 miles south and the M62 is approximately 6 miles north of the property.

## Description

We are delighted to bring to the market a rare freehold end terrace business unit, with demised yard to the side and car parking rights opposite.

Internally the warehouse is open plan and loading is via a folding steel door to the front elevation. There is also high office content with various good quality open plan rooms, that can be accessed via a separate personnel door.

Palatine Industrial Estate is a popular business location that contains a variety of commercial businesses.

The unit would ideally suit an owner/occupier as a SIPP purchase or for investors looking for a rental income.

Freehold units on this Estate are highly sought after and rarely available, we expect demand to be high.

## Accommodation

Gross Internal Area

Ground	391.9 m <sup>2</sup>	4,216 ft <sup>2</sup>
First	84.0 m <sup>2</sup>	1,128 ft <sup>2</sup>
<b>Total</b>	<b>475.9 m<sup>2</sup></b>	<b>5,122 ft<sup>2</sup></b>

## Services

Mains electricity, water and drainage are connected.

## Rates

Rateable Value: £18,750.  
Business Rates Payable 23/24: £9,356.25.

## Status

Vacant possession on completion.

## Tenure

Freehold.

## Guide Price

£450,000.

## Rental Option

Alternatively, the property is available for rental on a Tenants Full Repairing and Insuring basis for a flexible term, incorporating periodic upward only rent reviews, at a commencing rent of £40,000 per annum.

## VAT

We are advised that VAT is not currently applicable to this property.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates                      rbates@morganwilliams.com

For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC - Available on Request**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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