



Units At Hoyle Street, Hoyle Street, Warrington, WA5 0LP

Brand New Remodelled Units

Summary

Tenure	To Let
Available Size	3,395 to 3,721 sq ft / 315.41 to 345.69 sq m
Rent	£30,000 per annum
Business Rates	To Be assessed. Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.
EPC Rating	Upon enquiry

Key Points

- New Units
- Open Plan Workspace
- Good Parking
- Gated Development
- Brand New Office & Welfare

Description

We are delighted to offer for rent 3 no. brand new remodeled units, on behalf of Foden Estates Limited.

Each unit provides Open Plan Workspace Good Parking Private Yard and access to Unit 2 Gated Site New Loading Doors DDA Toilet Separate Toilet Kitchen Office Space These 3 units will be in extremely high demand and we expect them to be pre-let in advance of build completion.

Unit 2 has its own dedicated yard and access, via Bewsey Road and Catherine Street.

Location

The units are located on Hoyle Street, close to its junction with Lilford Street, within Bewsey Industrial Estate.

The Estate is on the north side of Warrington Town Centre, conveniently located 3 miles from Junction 9 of the M62 Motorway.

Surrounding property is predominately commercial in character, in this well-regarded business location.

Services

Mains electricity, water and drainage are connected.

Local Authority

Warrington

Lease Terms

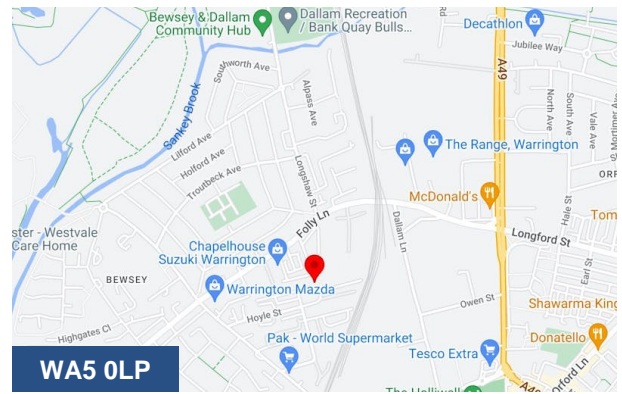
Available by way of a new tenants full repairing and insuring lease direct from the Landlord, for a minimum of 3 years.

Rental

Unit 2: £32,000 per annum (£8.60 psf).

Unit 3: £30,000 per annum (£8.10 psf).

Unit 4: £30,000 per annum (£8.84 psf).



Viewing & Further Information



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