



Unit 1 Tanning Court, Warrington, WA1 2HF

Spacious Warehouse Unit

Summary

| | |
|-----------------------|---------------------------|
| Tenure | To Let |
| Available Size | 3,426 sq ft / 318.29 sq m |
| Rent | £25,000 per annum |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon enquiry |

Key Points

- Superb Warehouse Unit
- Close to Town Centre
- Adjacent to Popular Riverside Retail Park
- 5M Eaves
- Large Roller Shutter

Summary

| | |
|-----------------------|--|
| Available Size | 3,426 sq ft |
| Rent | £25,000 per annum |
| Business Rates | Upon Enquiry |
| VAT | Not applicable. VAT not applicable on this transaction. |
| Legal Fees | Each party to bear their own costs. Each party to be responsible for their own legal costs incurred in this transaction. |
| EPC Rating | Upon enquiry |

Description

The property is of traditional portal frame and brick construction with internal blockwork facing walls, solid painted floor under a pitched roof system. The unit comprises of a large open plan warehouse with a 5 metre eaves height and a large electronically operated roller shutter door leading out on to Vernon Street, with a fenced yard area at the front. Additional office/storage space, kitchen, toilet facilities and a reception are located at the rear of the building, where a staircase leads to first floor offices comprising electric heaters and toilets.

The property has a three phase electricity supply and has a large industrial blower heater servicing the main warehouse.

Location

Tanning Court is located on Vernon Street, close to Mersey Street and within the two minutes walk of Warrington Town Centre. The access to Tanning Court is off Bridgefoot roundabout sharing the same entrance as the popular Riverside Retail Park.

Services

Mains electricity, water, gas and drainage are connected.

Local Authority

Warrington

Lease Terms

The property is available on a new full repairing and insuring Lease for a minimum term of 3 years, incorporating periodic rent reviews.

Rental

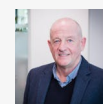
Commencing rental of £25,000 per annum.

Service Charge Information

A service charge towards estate management will be payable by the incoming tenant.



Viewing & Further Information



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