



**Beech House, Padgate Business Park, Green Lane, Padgate,
Warrington, WA1 4JN**

Single Tenant Investment Property

Summary

Tenure	For Sale
Available Size	4,846 sq ft / 450.21 sq m
Price	£500,000 (TOGC may apply)
Business Rates	Upon Enquiry
EPC Rating	B

Key Points

- Sought After Location
- Traditional Brick & Slate Construction
- Future Residential Potential
- Detached Building
- Same Tenant for Over 10 Years
- Fully Let

Location

The property is situated in a well established and popular residential area of Padgate, which is located 2 miles north-west of Warrington Town Centre. The motorway network is accessible within 1.5 miles at junction 21 of the M6, which is between the intersections of the M56 and M62 motorways.

Padgate Rail Station is also on Green Lane and this serves the Manchester to Liverpool main line route.

Local bus services pass frequently along Green Lane.

Description

We are delighted to offer for sale this freehold single let office investment.

The property is detached and set within the confines of Padgate Business Park, in this convenient and sought after location.

The property is of traditional construction with brick elevations and pitched and slated roofs.

Internally the offices are appointed to a good standard and were extensively refurbished around 4 years ago, to include air-conditioning.

There is plenty of on-site parking around the perimeter of the building.

The property is wholly let to Global Technology Limited, who were incorporated in 1998 and have been in occupation here for over 10 years.

Accommodation

Name	sq ft	sq m
Basement	399	37.07
Ground	760	70.61
1st	622	57.79
Total	1,781	165.47

Tenancy Information

The property is let to Global Technology Limited for a term expiring on 1 March 2027, on an internal repairing and insuring basis, at a rent of £48,000 per annum plus VAT.

The current passing rent equates to just £10 psf. However, please be aware that the Landlord is responsible for any external repairs.

Asking Price

£500,000 plus VAT (TOGC may apply).

Services

Mains electricity, water and drainage are connected.

VAT

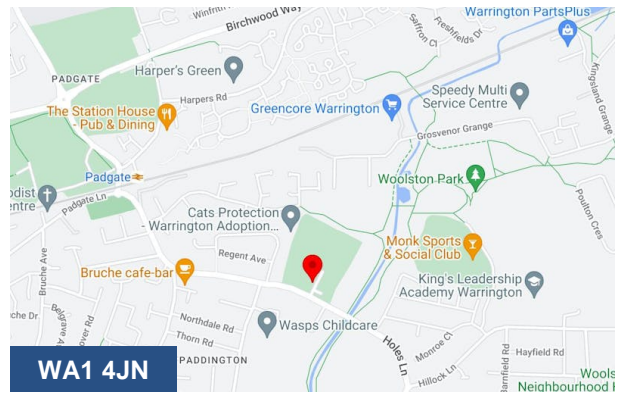
We are advised that the property is currently registered for VAT.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Legal Costs

Each party are responsible for their own legal costs incurred in the transaction.



Viewing & Further Information



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