

TO LET

Warrington

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Modern Small Industrial units

Craven Court

Craven Court, Winwick Quay, Warrington, Cheshire WA2
8QU

- Easy in lease
- Roller shutter
- Parking
- Short term leases
- From £13-16 per sqft per annum

550 - 2,324 sq ft
(51.1 - 215.9 sq m)



tony.okeefe@lm6.co.uk

07900 134483

0151 541 2445

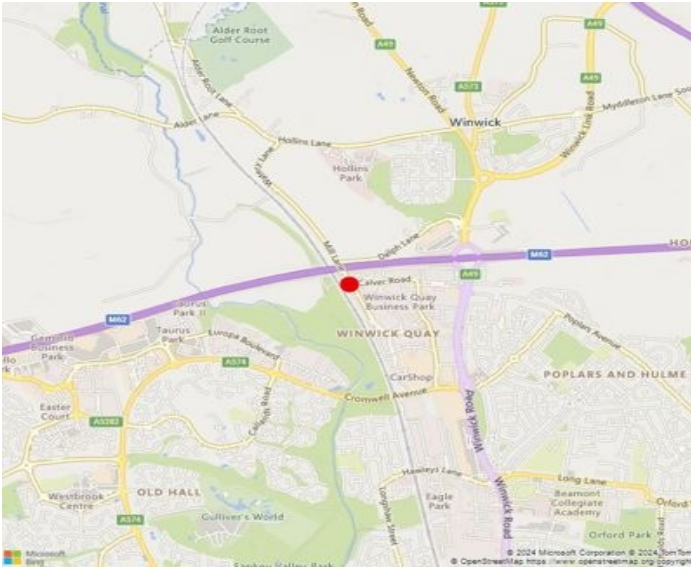
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Location Approx 3 miles north of Warrington town centre, located within the long established Industrial estate in Winwick Quay, just south of Winwick village.

The site is just off junction 9 of the M62 with the M6 is around three miles away, taking around 5 minutes to reach us from junction 21A (Via the M62) or junction 22 (Via A49 Winwick Link Road).

Warrington town centre can be reached in about ten minutes via Winwick Road A49.

Description The business park provides small workshops, industrial units, and storage facilities to rent in Warrington, Cheshire

The estate provides 32 industrial units. Ideal for small and growing businesses looking for their first or next industrial unit or workshop. Each unit is accessed either by a roller shutter or own entrance door (depending on size) and they all have either 1 or 2 W.C.'s within.

All utilities are paid direct to the supplier of the incoming customers choice. The site can be accessed 24/7, with the site being locked around 9pm and re-opened at 6am. All customers are provided with the gate codes once they have signed the agreement and paid their deposit. We have CCTV, which is monitored, and we also have security patrols during the evening/night. We have just had the site painted and fitted 20 new roller shutters, with the remainder

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Unit 3	1,150	106.84
Unit 5	550	51.1
Unit 22	1,750	162.57
Unit 33	2,324	215.9
Total	5,774	536.42

Terms

Units are available to rent under our flexible licence agreements, which means you can sign up and move in quickly and easily.

They also allow you to easily rent more than one unit, helping you to stay in the same place if your business grows and needs more workspace.

Unit 3 1150 sqft = £ 1,438 pcm
Unit 5 550 sqft = £ 733 pcm
Unit 22 1700 sqft = 1,983 pcm
Unit 33 2,400 sqft = 2,600 pcm

Rateable Value

Interested parties are requested to contact the local authority.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each party to responsible for their own costs in relation to any transaction.

Further Information

Please contact the sole agents, LM6:
Anthony O'Keefe
Mobile: 07900 134483
Email: tony.okeefe@lm6.co.uk