



## Unit 6, 204 Newton Road

, Lowton, WA3 2AQ

£1,100 PCM

JonesPottsTaylor are delighted to be able to present TO LET this COMMERCIAL light industrial unit on the NEWLY BUILT Oaklands Business Park in Lowton, with a secured yard / car park. Located in a sought after, well established commercial area, close to major network and transport links (A580 & M6). This business park comprises of SEVEN individual units, each separately containing a large open workshop space, accessed by either a pedestrian or a roller loading door, toilet facilities and have the potential for a mezzanine floor to be installed if required. Externally is a substantial entrance car parking area and yard which is secured by a double gate and fence around the perimeter, all accessed from Newton Road.

Viewings are highly recommended and will be required and under a viewing schedule.

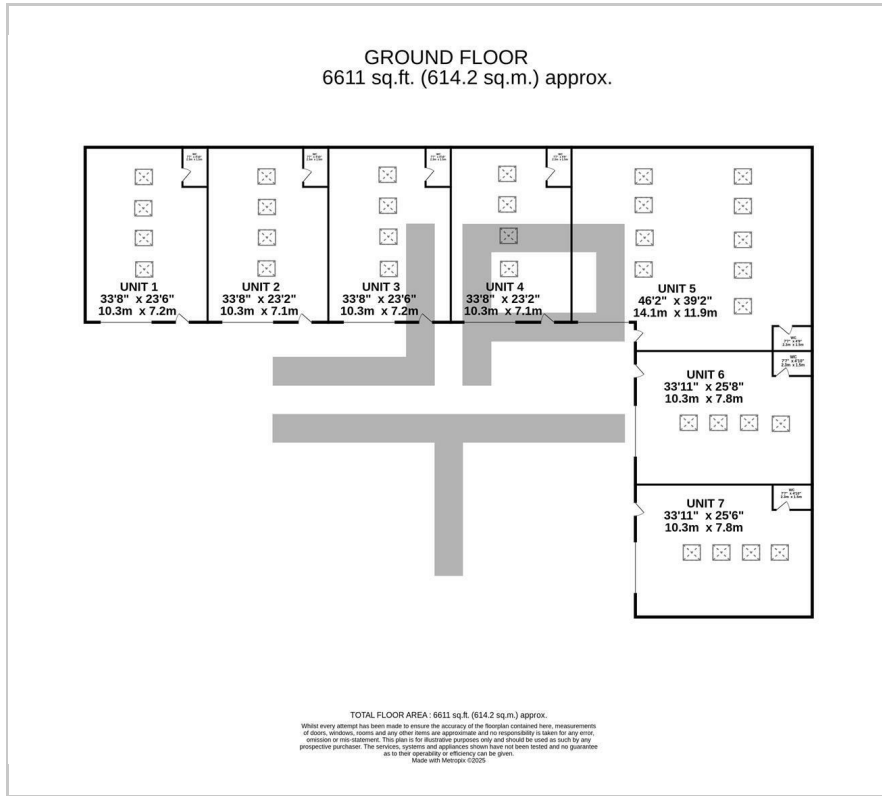
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Newly Built Business Park
- Within Reach Of Major Network And Transport Links
- Versatile Options On Installing A Mezzanine Floor Space In Each Unit
- Roller Protected Loading Doors
- Secured Car Parking & Access
- Commercial 3 Phase Electricity / Mains Fed Water & Drainage



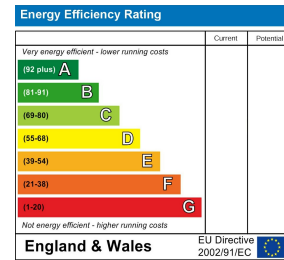
## Floor Plan



## Area Map



## Energy Efficiency Graph



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