

# TO LET

## OFFICE

477.80 SQ M (5,144 SQ FT)

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**UNIT 7  
GLAZIERS LANE  
CULCHETH  
WARRINGTON  
WA3 4AH**

**£36,000**  
Per annum

- A two-storey office
- Previously used as a Modelling Agency
- Own access with separate toilets and kitchen space
- Close to M6 and M62 motorways
- £36,000 per annum



#### LOCATION

The site has good parking and access to the motorway network is excellent with Junction 11 of the M62 within approximately 2 ½ miles and junction 22 of the M6 within 2 miles.

Culcheth lies between Warrington and Leigh and the convenient motorway access allows good communications with Manchester and Liverpool.

#### DESCRIPTION

A two storey office space with separate access. The unit is split level and has previously been used as a modelling agency.

The Warehouse Studio's has a mix of operators already located on the site to include The Dress Studio and Black Sheep Wools.

#### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	278.90	3,002
First Floor	198.90	2,142
TOTAL	477.80	5,144

#### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £36,000 per annum.

#### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

#### VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

#### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £37,250 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

#### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

#### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Josh Morgan

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