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Palatine Industrial Estate Causeway Avenue, Warrington, WA4 6QQ

£20,000 Per Annum

Well-Presented Commercial Premises - Previously operating as a Fully Equipped Gym

Howell and Co are delighted to offer an excellent opportunity to rent this versatile commercial premises, previously operating as a well-established fitness gym. The property offers spacious open-plan areas, changing facilities and shower/WC amenities.

The main floor benefits from high ceilings, with additional space offered by a mezzanine floor. The layout is flexible and could be adapted to suit alternative commercial uses. Additionally, the premises also benefits from a secure, fenced, car park.

Situated in a convenient and accessible location, the area benefits from strong footfall and excellent transport links, making it ideal for continued gym use or other commercial ventures.

Early viewing is highly recommended.

EXTERNAL



Externally this premises has a secure fenced car park

MAIN FLOOR



Large area previously used as a gym.

MEZZANINE

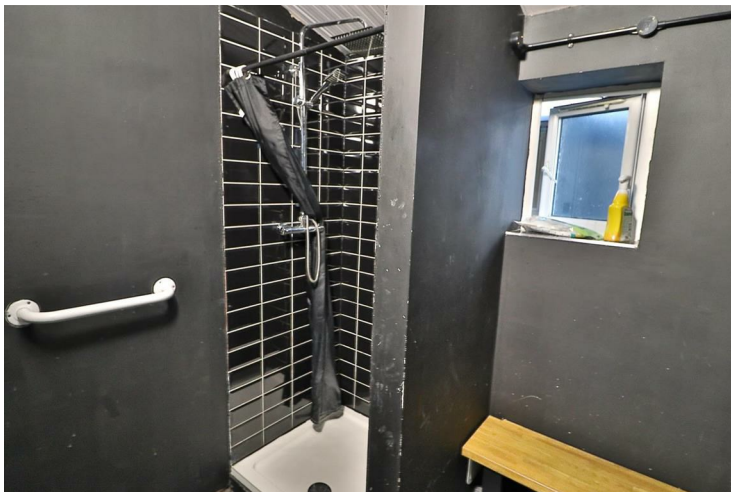


Large area previously used as a gym, with

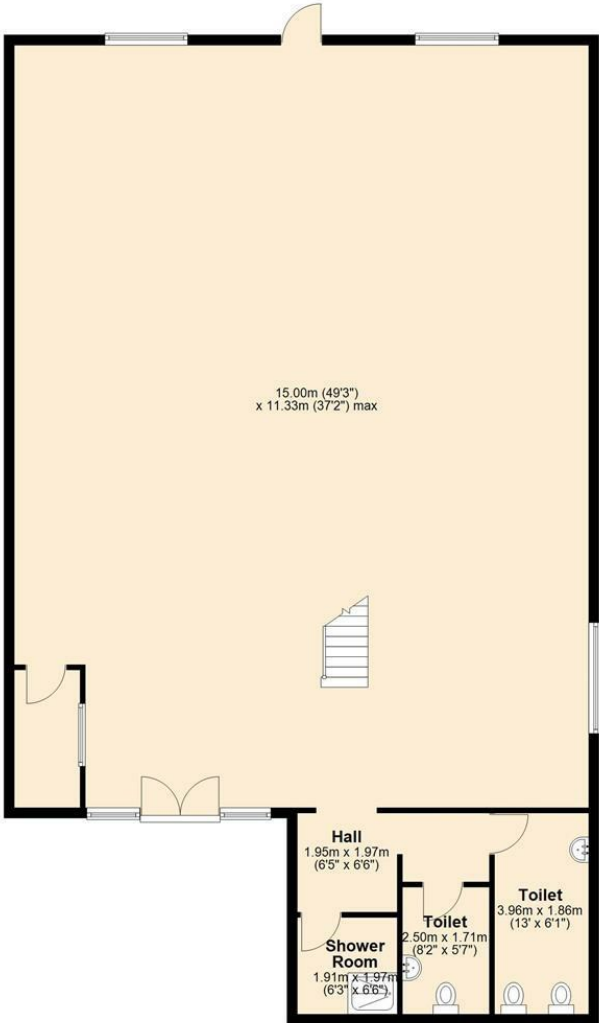
W.C



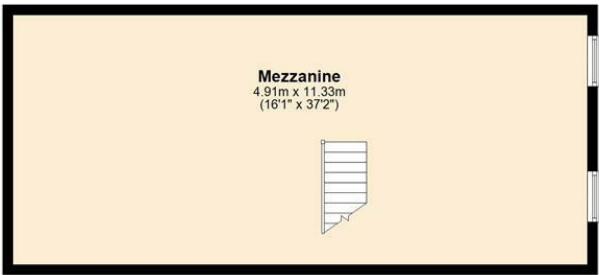
SHOWER ROOM



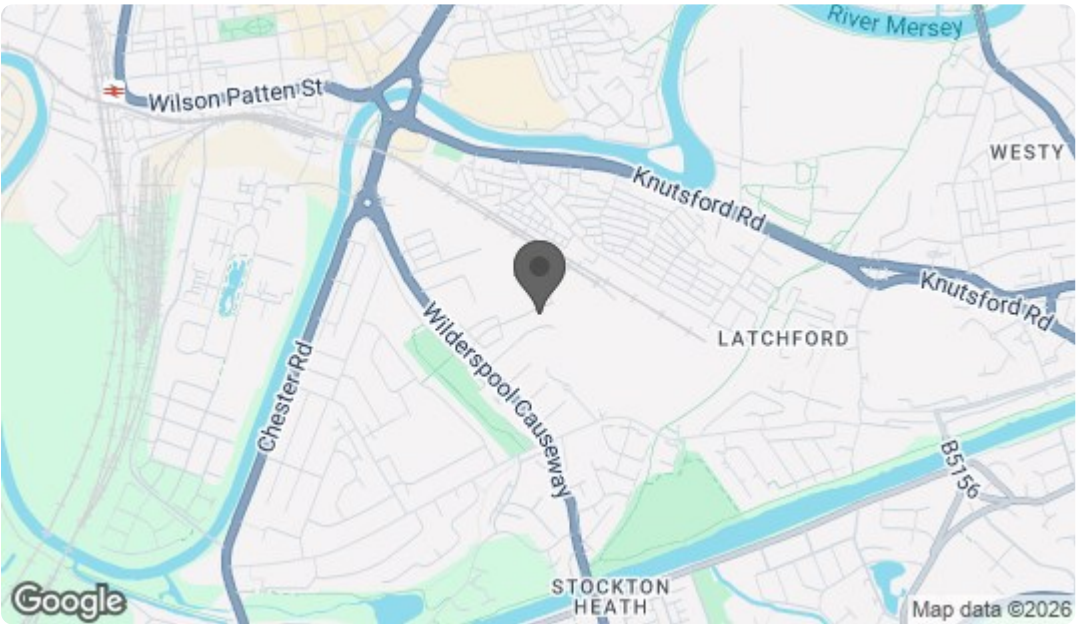
Ground Floor
Approx. 193.3 sq. metres (2080.4 sq. feet)



First Floor
Approx. 55.6 sq. metres (598.9 sq. feet)



Total area: approx. 248.9 sq. metres (2679.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		