

# TO LET

## **UNIT 11 Gatewarth Industrial Estate, Barnard Street, Warrington WA5 1DD 4840sq.ft (449.64 sq.m)**



View of Units 1-11 Gatewarth Industrial Estate

### **LOCATION & DESCRIPTION**

Located approximately 1½ miles west of Warrington Town Centre on the established Gatewarth Industrial Estate just off Liverpool Old Road. The property enjoys good access onto the main A57 and the Regional Motorway Network. The Estate provides a variety of workshop accommodation with on site parking facilities and HGV turning room.

The unit is constructed of steel portal frame with cavity brick external walls and upper profile steel cladding, and separately accessed with full-length roller shutter loading doors. The roof is of pitched construction, clad with profile composite sheeting incorporating 10% translucent panels. The floor is of solid concrete construction and the internal eaves height is approximately 6.0 m (20 ft).

The unit is self-contained with toilet facilities and separate pedestrian access.

### **ACCOMMODATION**

The unit extends to 449.64 sq.m (4,840sq.ft) plus or thereabouts and consists of workshop, offices and WC facilities.

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**PROPERTY & ESTATES  
MANAGEMENT**

**01925 442852**

**WARRINGTON**  
Borough Council 

New Town House, Buttermarket Street, Warrington WA1 2XR

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## LEASE TERMS

The property is available to let for a term to be agreed on a full repairing and insuring lease. A service charge is payable in respect of the upkeep of the common areas on the estate

## RENT

Offers in the region of £24,200 per annum exclusive of rates and all other outgoings are invited

## VAT

All sums and figures are exclusive of but may be liable to the payment of VAT.

## PLANNING

The premises currently have consent for uses falling within classes B1 and B8 of the Town & Country Planning (Use Classes) amendment Order 2005. Prospective tenants should satisfy themselves via the local Planning Authority (01925 442819) that their proposed use is permitted

## SERVICES

It is understood that mains water, gas, electricity and drainage are available. Interested parties should make their own enquiries with the relevant statutory undertakers and will be responsible for the cost of reconnection where required.

## RATES

2017 Rateable Value: £21,500 Standard Business Rates Payable for 2018/19 is c.£10,600 based on a business rate multiplier of 49.3 pence in £

To clarify the liability for rates, due to small business relief, payable please contact Warrington Borough Council – Non Domestic Rates (01925) 443210

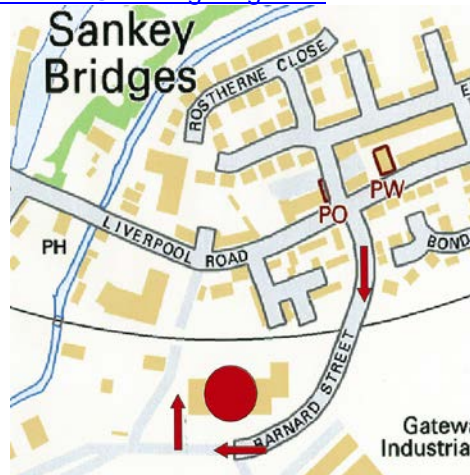
## LEGAL COSTS

The incoming tenant will be responsible for the Councils reasonable legal and surveyor's fees in any letting

## VIEWING AND INFORMATION

Telephone: Ian Langton (01925) 442854

Email: [propertyservices@warrington.gov.uk](mailto:propertyservices@warrington.gov.uk)



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