

# TO LET

## **UNIT 5 Gatewath Industrial Estate, Barnard Street, Warrington WA5 1DD 2384sq.ft (221.47 sq.m)**



### **LOCATION & DESCRIPTION**

Located approximately 1½ miles west of Warrington Town Centre on the established Gatewath 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 221.47 sq.m (2,384 sq.ft) plus or thereabouts and consists of workshop, offices and WC facilities.

Warrington Borough Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Warrington Borough Council or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT (v) Warrington Borough Council does not bind itself to accept the highest or any offer submitted

## 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 £11,200 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: £13,500 Standard Business Rates Payable for 2018/19 is c.£6,656 and the rates payable for a business with only one property qualifying for Small Business Rate Multiplier is c.£3,328.

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

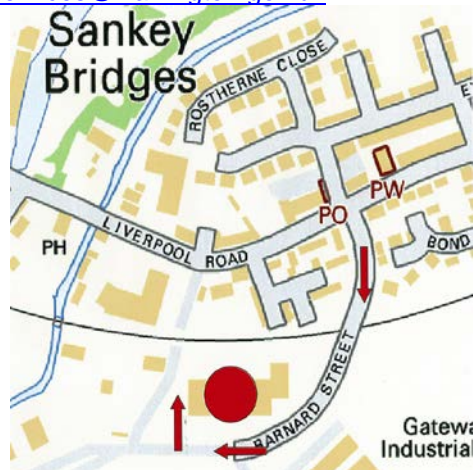
## LEGAL COSTS

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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