

to let

Warehouse

312 m² (3,357 ft²)



Unit 11
Riverside
Forward Works
Bridge Lane
Warrington
WA1 4BA

- Close to M6 Junction 21
- New Lease Available
- Established Industrial Estate

MORGANWILLIAMS.com

01925 414909

Location

Bridge Lane is located 4 miles to the southeast of Warrington Town Centre off the A57 Manchester Road. The property is only 1.5 miles from Junction 21 of the M6 via the A57.

The estate is located at the end of Bridge Lane.

Description

An industrial warehouse with small office, kitchen and a toilet located within an established multi tenanted industrial estate on Bridge Lane.

There is parking for staff across the frontage of the unit for 3 vehicles.

Accommodation

Gross Internal Area

Warehouse	298.6 m ²	3,212 ft ²
Office/Kitchen/WC	13.4 m ²	145 ft ²
Total	312 m²	3,357 ft²

Services

Mains electricity, water and drainage are available.

Tenants are responsible for their own electricity and water usage.



Business Rates

Rateable Value: The unit qualifies for a Small Business Rates Relief.

Payable 2019/20:

Lease Terms

Available by way of a new Tenants Fully Repairing and Insuring Lease for a negotiable term.

Rental

£21,000 per annum plus VAT (£1,750 per month plus VAT).

The buildings insurance contribution for this unit is £1,020 plus VAT per annum (£85 plus VAT per month).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band TBC

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.