

to let

Industrial Unit

395 m² (4,250 ft²)



Unit 12

Albion Park

Warrington Road

Glazebury

Warrington

WA3 5PG

- Workshop Unit
- 4 Roller Shutter Doors
- Low Rent

MORGANWILLIAMS.com

01925 414909

Location

Albion Park is within the village of Glazebury fronting A574 Warrington Road. Warrington Road intersects with the A580 East Lancashire Road (1km) and the M62 Motorway at Junction 11 (5km).

Glazebury is located between Manchester and Liverpool and approximately 8km from Warrington.

Description

A single storey workshop with full height steel cladding to walls and a profile steel clad roof.

The building has a clear working area.

Loading is via 4 steel, roller shutter doors.

Accommodation

Gross Internal Area

Warehouse	395 m ²	4,250 ft ²
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Services

Mains water and electricity.

Rates

Rateable Value: £18,000
Payable 2019/20: £9,072

Lease Terms

A new lease is available for a flexible term at £18,000 per annum. A service charge will be payable to cover communal site costs.

Legal Costs

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

Contact

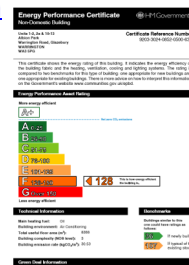
For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

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For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT
EPC Score Band F – 128



E&OE

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

09/04/2019 - Albion Park, Glazebury