

## Industrial / Workshop/ Storage Unit

# TO LET

810 sq.ft (75.25 M<sup>2</sup>)



**Unit 12 Manor Industrial Estate  
Lower Wash Lane  
Latchford  
Warrington  
WA4 1PL**

- AFFORDABLE ACCOMMODATION INCLUDING 810 SQ.FT OF WORKSHOP/STORAGE WITH ELECTRIC ROLLER SHUTTER DOOR
- INTEGRAL STORE ROOM WITH BOARDED ROOF
- TUNNEL LOCATION WITH ADDED SECURITY
- FLEXIBLE LEASE TERMS

## LOCATION

Manor Industrial Estate is located within the village of Latchford with close proximity to local facilities.

The M6 motorway is within 2.5 miles of the property. Warrington town centre lies to the west at approximately 1.5 miles distance.

## DESCRIPTION

The Unit forms part of a terrace of similar properties constructed of mainly brick and concrete pitched roof with. The Unit has an electric operated roller shutter door and an integral store room with boarded roof.

The Unit has the added benefit of being situated within a communal tunnel with security roller shutter doors at either end.

Ratable Value is £3,450.00 per annum.

## ACCOMMODATION

All areas are measured on a gross internal basis in accordance with the RICS Code of Measuring Practice. (5<sup>th</sup> edition)

The accommodation is set out as follows:-

Description	M <sup>2</sup>	Sq ft
Workshop	75.75	810

## TERMS

The property is available To Lease for a term of years to be agreed.

## RENTAL

**£ 3,960.00** per annum to be paid monthly in advance by standing order.

A deposit of £660.00 is to be paid prior to entry which will be refunded at the end of the term.

The rental figure is inclusive of buildings insurance and service charge per annum.

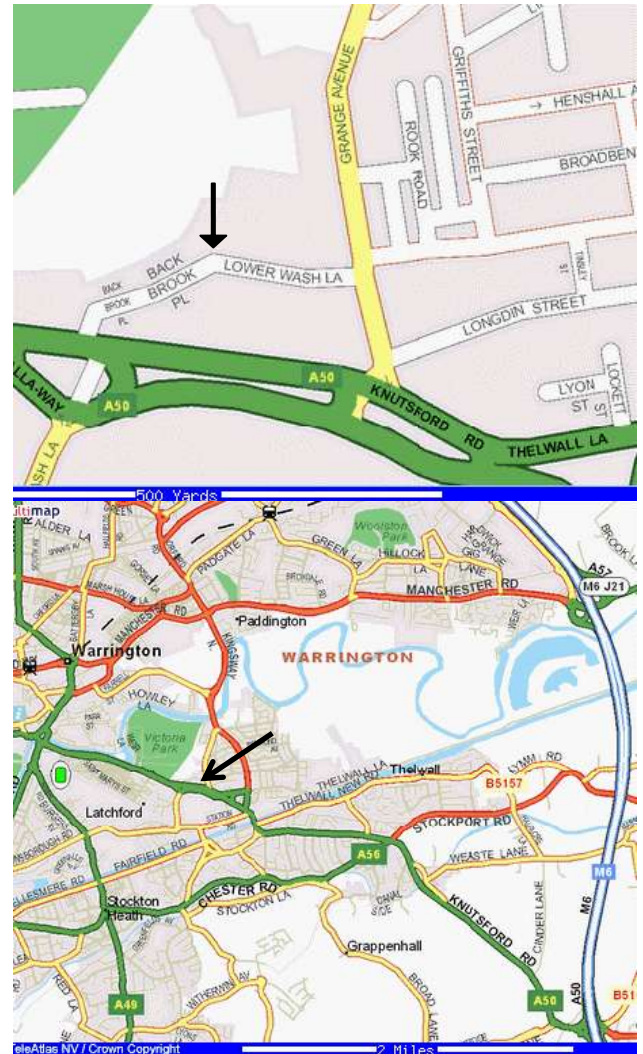
## LEGAL COSTS

Each party to bear their own costs incurred in the preparation of the Lease.

## VAT

All figures quoted are exclusive of VAT and VAT will not be charged on the rent.

## LOCATION MAP



## VIEWING

**Peter Stevens Estates Limited**  
**Causeway Head**  
**Silloth**  
**Cumbria**  
**CA7 4PE**

**Tel: 016973 31937**

Fax: 016973 32381

Email: [alan@peterstevensstates.com](mailto:alan@peterstevensstates.com)

Website: [www.peterstevensstates.com](http://www.peterstevensstates.com)