

## INDUSTRIAL / WORKSHOP PREMISES

# TO LET

1033 Sq Ft (95.96M<sup>2</sup>)



**Unit 7 Manor Industrial Estate  
Lower Wash Lane  
Latchford  
Warrington  
WA4 1PL**

- AFFORDABLE ACCOMMODATION INCLUDING 1033 SQ.FT OF WORKSHOP/STORAGE WITH ELECTRIC ROLLER SHUTTER DOOR AND INTEGRAL OFFICE
- CONVENIENT LOCATION WITH EASY ACCESS TO THE M6 AND WARRINGTON TOWN CENTRE
- FLEXIBLE LEASE TERMS AVAILABLE

## 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 with steel cladding and a concrete pitched roof. The Unit has an electric operated roller shutter door and an integral office.

## 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	95.96	1033

## TERMS

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

## RENTAL

**£5,280.00** per annum to be paid monthly in advance by standing order. A deposit of £440.00 is also 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.

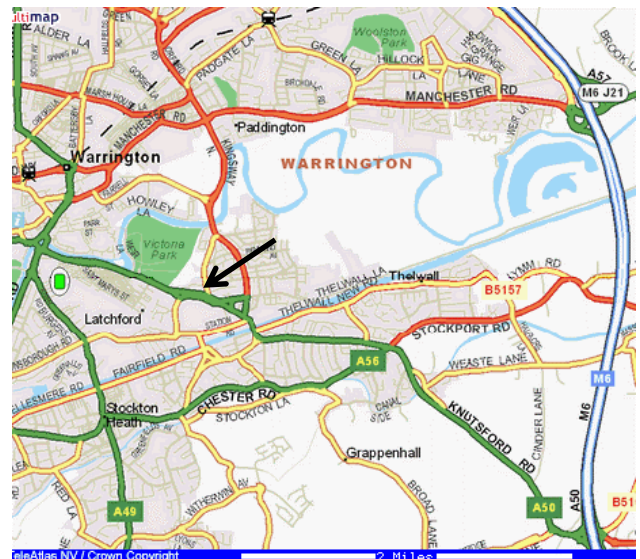
## LEGAL COSTS

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

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